

# **\$509,990 - 40633 Corte Albara, Murrieta**

MLS® #SW25155560

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## **\$509,990**

2 Bedroom, 2.00 Bathroom, 1,263 sqft  
Residential on 0 Acres

N/A, Murrieta,

\*\*\* \$20,000 PRICE REDUCTION \*\*\*

WELCOME HOME to The Colony, a premier Senior gated community in the heart of beautiful Murrieta! This UPDATED and TURNKEY 2 bedroom, 2 bathroom home with an office/den offers comfort, style, and low maintenance living in a peaceful setting. Step inside to discover a light filled open floor plan with modern finishes throughout, including updated LVP flooring, fresh paint, and a spacious kitchen with stainless steel appliances and ample cabinetry. Enjoy your morning coffee or evening sunset from the private backyard with no rear neighbors, just tranquil views of the greenbelt behind the home. The primary suite features a large walk-in closet with built-ins, and an updated en-suite bathroom with dual sinks. Additional highlights include a cozy living room and an attached 2-car garage. The Colony community offers resort style amenities, including a clubhouse, pool, spa, fitness center, tennis and pickleball courts, and social clubs, perfect for an active and engaged lifestyle. Conveniently located near shopping, golf, and major freeways. Don't miss this move-in ready GEM in one of Murrieta's most sought-after retirement communities!!!



Built in 1998

## **Essential Information**

MLS® #                      SW25155560

Price	\$509,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Brian Keene
Listing Office	Coldwell Banker Assoc.Brkr-Mur

### Community Information

Address	40633 Corte Albara
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

### Amenities

Amenities	Barbecue, Billiard Room, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf Course, Guard, Maintenance Front Yard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Outdoor Cooking Area, Paddle Tennis, Pet Restrictions, Pickleball, Picnic Area, Pool, Recreation Room, Spa/Hot Tub, Sport Court
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Driveway Up Slope From Street, Garage Faces Front, Private
# of Garages	2
Garages	Concrete, Driveway Up Slope From Street, Garage Faces Front, Private
View	Neighborhood
Has Pool	Yes
Pool	Association, Fenced, Gunite, Heated, In Ground, Lap
Security	Carbon Monoxide Detector(s), Closed Circuit Camera(s), Gated Community, Gated with Attendant, Gated with Guard, Security Gate, Smoke Detector(s), 24

## Hour Security

### Exterior

Exterior	Concrete, Drywall, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Drip Irrigation/Bubblers, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Street Level, Yard
Windows	Blinds, Custom Covering(s), Double Pane Windows, Screens
Roof	Tile
Construction	Concrete, Drywall, Stucco
Foundation	Slab

### Interior

Interior	Vinyl
Interior Features	All Bedrooms Down, Attic, Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Main Level Primary, Pantry, Quartz Counters, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Disposal, Gas Cooktop, Gas Range, Gas Water Heater, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Forced Air, Natural Gas, Solar
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Gas, Gas Starter
# of Stories	1
Stories	One

### School Information

District	Murrieta
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### Additional Information

Date Listed	July 14th, 2025
Days on Market	147
Short Sale	N
RE / Bank Owned	N

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