

\$519,999 - 40451 Via Amapola, Murrieta

MLS® #SW25155999

\$519,999

2 Bedroom, 2.00 Bathroom, 1,606 sqft
Residential on 0 Acres

N/A, Murrieta,

Welcome to effortless living in this beautifully maintained 2-bedroom, 2-bathroom, 1,606 sq ft single-story home located right on the golf course in Murrieta's premier 55+ gated community The Colony. From the moment you arrive, you'll appreciate the gated front patio and inviting curb appeal. Step inside to discover a thoughtfully designed layout featuring new carpet in the main living areas and a seamless flow that's perfect for both everyday comfort and entertaining. The bright living room and spacious primary suite both offer direct access to the backyard, where a large, covered patio invites you to relax and take in peaceful, unobstructed golf course views. The kitchen opens into a cozy eating area, the perfect place to enjoy your morning coffee, while a separate formal dining room, highlighted by dual skylights, is ideal for hosting special gatherings. A second bedroom with built-in desk and shelving offers flexible space for guests or a home office, and a full guest bathroom adds convenience. The Colony offers 24/7 guarded gate security and a lifestyle like no other, with access to a championship golf course, pool and spa, tennis and pickleball courts, a fitness center, and a recently renovated clubhouse bustling with social events, clubs, and activities. If you're seeking a low-maintenance home in a vibrant, resort-style community with sweeping golf course views... this is the one to see!



Built in 1989

Essential Information

MLS® #	SW25155999
Price	\$519,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,606
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeffrey Perez
Listing Office	First Team Real Estate

Community Information

Address	40451 Via Amapola
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Clubhouse, Golf Course, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Garage, Workshop in Garage
# of Garages	2
Garages	Garage, Workshop in Garage
View	Golf Course
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s)

Exterior

Exterior	Stucco
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Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre
Roof	Spanish Tile
Construction	Stucco

Interior

Interior	Wood, Carpet
Interior Features	Separate/Formal Dining Room, Pantry, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s), Pull Down Attic Stairs
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Gas Water Heater, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Murrieta
Elementary	Curran
Middle	Shivela
High	Mesa

Additional Information

Date Listed	July 10th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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