

\$579,900 - 23815 Via Barletta, Murrieta

MLS® #SW25166386

\$579,900

3 Bedroom, 2.00 Bathroom, 1,853 sqft

Residential on 0 Acres

N/A, Murrieta,

Welcome to life at The Colony, a 55+, resort-style community! This popular floor plan showcases a spacious living and dining combination room. The kitchen opens to the family room and features wood floors, granite countertops, and updated appliances. The family room features an exquisite wood floors, fireplace, ceiling fan and sliding door opening to a tranquil backyard. The primary bedroom has new carpet, high ceilings and opens to the tranquil rear yard patio. The other two bedrooms have new carpet, blinds and ceiling fans. You will enjoy the fabulous rear yard with plants and tranquility on one of the finest quiet streets in the neighborhood. Enjoy gathering with friends and family under the vaulted, covered patio. Other upgrades include beautiful travertine flooring, new carpet in the bedrooms, wood shutters, beautiful block seat wall and brick in the rear yard and patio. The Colony is the perfect place to enjoy a full and exciting lifestyle with family and friends. Choose from various indoor and outdoor social events, sports, and clubs. See the spectacular 25,000 sf clubhouse with a lounge, 400-seat capacity banquet room with catering facilities, library, gym, atrium, game rooms, and a hair and nail salon. There is an oasis swimming pool, two spas, BBQ area and lighted tennis and Pickleball / Paddle Tennis courts. There are too many groups and activities to list! The HOA waters and maintains the front yard. The Cal Oaks Golf Course is located within the community. You



and your home are protected within a 24-hour gate-guarded, master-planned community. The Colony is located near shopping, medical centers, parks, Temecula Valley wineries, and Pechanga Casino Resort and Spa!

Built in 1998

Essential Information

| | |
|----------------|------------------------------|
| MLS® # | SW25166386 |
| Price | \$579,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,853 |
| Acres | 0.12 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Rick Alkire |
| Listing Office | MV Professional Realty Group |

Community Information

| | |
|-------------|------------------------------------|
| Address | 23815 Via Barletta |
| Area | SRCAR - Southwest Riverside County |
| Subdivision | N/A |
| City | Murrieta |
| County | Riverside |
| Zip Code | 92562 |

Amenities

| | |
|----------------|--|
| Amenities | Barbecue, Billiard Room, Clubhouse, Fitness Center, Golf Course, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Pool, Racquetball, Tennis Court(s) |
| Utilities | Cable Available, Sewer Connected, Electricity Available, Water Available |
| Parking Spaces | 2 |
| Parking | Driveway, Garage |

| | |
|--------------|--|
| # of Garages | 2 |
| Garages | Driveway, Garage |
| View | Neighborhood |
| Has Pool | Yes |
| Pool | Community, In Ground, Private, Association |
| Security | Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, 24 Hour Security |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Rain Gutters |
| Roof | Tile |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Wood |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, High Ceilings |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room |
| # of Stories | 1 |
| Stories | One |

School Information

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| District | Murrieta |
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Additional Information

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|-----------------|-----------------|
| Date Listed | July 23rd, 2025 |
| Days on Market | 12 |
| Short Sale | N |
| RE / Bank Owned | N |

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