

# **\$610,000 - 40009 Via Xanthe, Murrieta**

MLS® #SW25183159

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## **\$610,000**

3 Bedroom, 2.00 Bathroom, 2,100 sqft  
Residential on 0 Acres

N/A, Murrieta,

**\*\*PICTURE PERFECT HOME\*\*** You will love this SINGLE STORY home on a large quiet GREENBELT in The Colony, one of SoCal's most desired 55+ gated communities. You are welcomed with a lovely TILE WALKWAY leading to impressive LEADED GLASS DOUBLE DOORS. The great room features a custom fireplace mantle & built-in media cabinet, a spacious dining area and a sliding door to the patio. The gourmet kitchen features newish stainless steel appliances, bar seating and abundant storage for all your culinary needs. The primary suite is a serene retreat, complete with a spacious walk-in closet & a spa-inspired bathroom with dual sinks, large soaking tub & a separate shower. The guest bedroom is oversized and could be another primary suite with a large closet and a guest bath nearby. Bedroom 3 is used as an office with a walk-in closet. You will love the convenience of your laundry/utility room, equipped with a sink and included washer and dryer. The garage has space for 2 cars + a golf cart and boasts sleek epoxy flooring, built-in storage, a water softener & newish garage door opener. The HVAC system, NEW in 2025, ensures year-round comfort. Water heater is NEW in 2025 with a circulating pump. The tile patio with an alumawood cover creates an inviting outdoor oasis perfect for relaxation or entertaining. --- Nestled in The Colony, a vibrant 55+ GATED COMMUNITY, this beautiful home grants access to a RESORT STYLE CLUBHOUSE with an array



of amenities for an unparalleled lifestyle. You will love the year-round pool, 2 spas, lighted pickle ball/paddle tennis and tennis courts. You can enjoy the gym, library, ping pong, billiards, hair/nail salon. There are groups & activities for all interests with an auditorium for shows, dances, banquets, concerts, movies, bingo & parties for all occasions. A privately owned 18-hole golf course is inside the gate. The HOA waters & maintains all front landscaping. Guard gated entry and 24-hour security patrol give you peace of mind. In the safe city of Murrieta, you are close to stores, restaurants, medical, casinos and wineries. Enhance your retirement years with the friendly neighbors and sense of community as you enjoy TRUE RESORT STYLE SENIOR LIVING in The Colony.

Built in 2002

### **Essential Information**

MLS® #	SW25183159
Price	\$610,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wanda Ryan
Listing Office	Realty ONE Group Southwest

### **Community Information**

Address	40009 Via Xanthe
Area	SRCAR - Southwest Riverside County
Subdivision	N/A

City	Murrieta
County	Riverside
Zip Code	92562

### **Amenities**

Amenities	Bocce Court, Billiard Room, Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Game Room, Management, Meeting/Banquet/Party Room, Maintenance Front Yard, Paddle Tennis, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Security
Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Panoramic, Park/Greenbelt
Has Pool	Yes
Pool	Association

### **Exterior**

Lot Description	Zero Lot Line
Roof	Tile

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), All Bedrooms Down, Walk-In Closet(s), Cathedral Ceiling(s), Multiple Primary Suites, Utility Room
Appliances	Dryer, Washer, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Murrieta
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### **Additional Information**

Date Listed	August 13th, 2025
Short Sale	N
RE / Bank Owned	N

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