

\$610,000 - 40009 Via Xanthe, Murrieta

MLS® #SW25183159

\$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

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

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| 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

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| District | Murrieta |
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Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of February 3rd, 2026 at 6:35pm PST.
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