

\$515,000 - 40725 Corte Albara, Murrieta

MLS® #SW25193812

\$515,000

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

N/A, Murrieta,

BEAUTIFUL SINGLE-STORY HOME IN THE COLONY ~ One of the area's most sought-after 55+ gated communities. Welcome to this beautifully maintained 2-bedroom, 2-bathroom home with a versatile den/officeâ€”perfect as a potential 3rd bedroom or hobby space. This home offers comfort, privacy, and a vibrant lifestyle. Step inside to a bright, open floor plan featuring vaulted ceilings, lots of natural light, beautiful flooring throughout. The living room offers a cozy fireplace - ideal for relaxing evenings - while the adjacent formal dining area provides the perfect setting for entertaining guests or enjoying holiday meals. The spacious kitchen offers ample counter space, plenty of cabinets for storage and a large sliding door that opens to the private backyardâ€” Enjoy outdoor living under the expansive Alumawood covered patio, complete with a ceiling fan, recessed lighting and roll down sun shades. Perfect for enjoying your morning coffee or evening gatherings. Also, enjoy peace of mind with vinyl fencing on each side. The primary suite features an en-suite bathroom with dual sinks and a walk-in shower, while the secondary bedroom and full bath are conveniently located on the opposite side for added privacy. The two-car garage includes lots of built-in storage cabinets, providing plenty of space for tools, hobbies, or seasonal items. From the moment you enter The Colony itself is a premier gated senior community for residents 55+, offering a wealth of amenities, including a resort-style



clubhouse, a year-round pool, two spas, and lighted pickleball, paddle tennis, and tennis courts. Residents also enjoy access to a gym, library, ping pong, billiards, and a salon for hair and nails. The community hosts a variety of groups, activities, and events, from shows and dances to concerts, bingo, and themed parties, ensuring there's always something to do. A privately owned 18-hole golf course is conveniently located within the gates, and the HOA waters and maintains all front yards. With 24-hour security patrol and a guard-gated entrance, you can relax knowing your safety and privacy are well taken care of. Plus, the location is ideal, with easy access to shopping, dining, medical services, casinos, and wineries. This is more than a home, it's a lifestyle.

Built in 1998

Essential Information

MLS® #	SW25193812
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Ivanov
Listing Office	Realty ONE Group West

Community Information

Address	40725 Corte Albara
Area	SRCAR - Southwest Riverside County
Subdivision	N/A

City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Barbecue, Billiard Room, Bocce Court, Call for Rules, Clubhouse, Controlled Access, Fitness Center, Game Room, Maintenance Front Yard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Pickleball, Picnic Area, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Door Opener
View	Trees/Woods
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Smoke Detector(s), 24 Hour Security

Exterior

Lot Description	Back Yard
Windows	Blinds

Interior

Interior Features	All Bedrooms Down, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Solid Surface Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Range, Microwave, Washer
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 26th, 2025
Days on Market	137
Short Sale	N
RE / Bank Owned	N

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