

# **\$585,000 - 40006 Via Graziana, Murrieta**

MLS® #SW25195332

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## **\$585,000**

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

N/A, Murrieta,

Welcome to 40006 Via Graziana, a beautifully maintained single-story home in the highly desirable 55+ gated community of The Colony at California Oaks. Offering 3 bedrooms, 2 bathrooms, and a thoughtfully designed floor plan spanning approximately 2,100 sq. ft., this home combines comfort, convenience, and style.

Inside, youâ€™ll find soaring vaulted ceilings and an open layout that creates a bright, inviting atmosphere. The spacious living areas flow seamlessly, making it perfect for both everyday living and entertaining. The primary suite offers a peaceful retreat with ample space and a well-appointed bathroom, while the additional bedrooms provide flexibility for guests, an office, or hobbies. A private backyard allows for relaxing or enjoying your morning coffee in a serene setting.

The Colony is known for its exceptional lifestyle amenities, including a resort-style pool, two spas, tennis and pickleball courts, and beautifully maintained common areas. The clubhouse features a fitness center, library, billiards, beauty salon, and multiple craft and hobby rooms. Nestled around the California Oaks Golf Course, residents can also enjoy scenic views and discounted play. HOA services cover 24-hour guarded gate security for peace of mind.

Donâ€™t miss the opportunity to make this



well-cared-for home yours and experience all that The Colony has to offer!

Built in 2003

**Essential Information**

MLS® #	SW25195332
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristen Walker
Listing Office	CRG Properties

**Community Information**

Address	40006 Via Graziana
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

**Amenities**

Amenities	Call for Rules, Management, Guard, Security, Controlled Access
Parking Spaces	2
# of Garages	2
View	Hills
Has Pool	Yes
Pool	Association, Community

**Exterior**

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Bedroom on Main Level, Main Level Primary, Primary Suite
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Murrieta
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## Additional Information

Date Listed	August 29th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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