

\$499,000 - 40380 Via Francisco, Murrieta

MLS® #SW25201003

\$499,000

2 Bedroom, 2.00 Bathroom, 1,437 sqft
Residential on 0 Acres

N/A, Murrieta,

Located in the desirable Senior Community of The Colony Murrieta. The Colony is a private, gate guarded golf course community that features a renovated clubhouse, with amenities such as a library, billiard room, card rooms, fitness center, hair salon, large theater, tennis courts, pool & spa, plus a wonderful 18-hole public golf course. There are plenty of activities each week for any homeowner to participate in should they choose! This move in ready home has a gated front/side/back yard area with rockscape, pavers and patio. The interior features a well thought-out floor plan, with tall ceilings including a living room with fireplace and separate dining room. The kitchen offers tile counter tops, black and stainless steel kitchen appliances, pantry and eat in kitchen nook overlooking the back yard. Both bedrooms offer walk in closets and the primary bedroom has a sliding glass door to the backyard. The primary en suite bathroom features a separate tub, walk in shower and vanity area with dual sinks. The shaded backyard is highlighted by an alumawood patio cover. No neighbors directly behind as it backs to an HOA maintained slope with lush landscaping and plenty of privacy! The front yard water and maintenance is handled by the association. The oversized 2-car garage has built in cabinetry and even room for a golf cart! Ready for new owners to make it home!

Built in 1989



Essential Information

MLS® #	SW25201003
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,437
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mary Barney
Listing Office	Century 21 Masters

Community Information

Address	40380 Via Francisco
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Golf Course, Pickleball, Pool, Spa/Hot Tub
Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage, Oversized
# of Garages	2
Garages	Direct Access, Garage, Oversized
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Gated with Guard, Smoke Detector(s), 24 Hour Security

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Greenbelt, Sprinklers In Front, Zero Lot Line

Windows Screens, Skylight(s)

Roof Tile

Interior

Interior Carpet, Tile, Vinyl

Interior Features All Bedrooms Down, Bedroom on Main Level, Breakfast Area, High Ceilings, Main Level Primary, Separate/Formal Dining Room, Tile Counters, Walk-In Closet(s)

Appliances Gas Range, Microwave

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

of Stories 1

Stories One

School Information

District Murrieta

Additional Information

Date Listed September 6th, 2025

Days on Market 77

Short Sale N

RE / Bank Owned N

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