

\$525,000 - 40415 Via Francisco, Murrieta

MLS® #SW25201251

\$525,000

2 Bedroom, 2.00 Bathroom, 1,606 sqft
Residential on 0 Acres

N/A, Murrieta,

Welcome to 40415 Via Francisco, a beautifully renovated single-story home in the highly sought-after 55+ guard-gated community of The Colony. This move-in ready home has been thoughtfully updated from top to bottom so you can simply unpack and enjoy. All major mechanical systems have been upgraded with brand-new A/C, furnace, and water heater. Inside, you'll find brand-new LVP floors, crisp baseboards, recessed lighting, and stylish fixtures throughout. The kitchen shines with quartz countertops that carry through to every bathroom, all-new appliances, and a brand-new wine fridge that's perfect for entertaining. Both bathrooms have been refreshed to match the same modern feel. Step into the backyard and take in the breathtaking views of the mountains framed by swaying palm trees, a true picture of California living. The yard has fresh, low-maintenance landscaping and a full-length patio cover that spans the entire back of the home, creating the perfect outdoor living space for relaxing or entertaining. The oversized two-car garage offers excellent storage and a workbench, while a whole house fan helps keep the home cool and the electric bill down. The AC has just been tuned up and is running great. All appliances, including washer and dryer, are included. The Colony is one of the most desirable 55+ golf course communities in the area, offering residents a beautiful clubhouse, pool, spa, tennis and pickleball courts, and a full calendar of events. With low property



taxes, full front-yard maintenance by the HOA, and exceptional amenities, this home is the perfect blend of comfort, convenience, and community.

Built in 1989

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SW25201251 |
| Price | \$525,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,606 |
| Acres | 0.11 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Patio Home |
| Status | Closed |
| Listing Agent | Matthew Schaeffer |
| Listing Office | Arrive Real Estate |

Community Information

| | |
|-------------|------------------------------------|
| Address | 40415 Via Francisco |
| Area | SRCAR - Southwest Riverside County |
| Subdivision | N/A |
| City | Murrieta |
| County | Riverside |
| Zip Code | 92562 |

Amenities

| | |
|----------------|--|
| Amenities | Barbecue, Clubhouse, Controlled Access, Fitness Center, Golf Course, Guard, Maintenance Front Yard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Other Courts, Pickleball, Picnic Area, Pool, Recreation Room, Security, Spa/Hot Tub, Sport Court, Tennis Court(s) |
| Parking Spaces | 2 |
| # of Garages | 2 |
| View | Mountain(s), Park/Greenbelt |

| | |
|----------|------------------------|
| Has Pool | Yes |
| Pool | Association, Community |

Exterior

| | |
|-----------------|--------------|
| Lot Description | Level, Paved |
|-----------------|--------------|

Interior

| | |
|-------------------|---|
| Interior Features | Walk-In Closet(s), All Bedrooms Down, Attic, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Pantry |
|-------------------|---|

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|------------|--------|
| Appliances | Washer |
|------------|--------|

| | |
|---------|---------|
| Heating | Central |
|---------|---------|

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|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

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|-----------|-----|
| Fireplace | Yes |
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|------------|------------------|
| Fireplaces | Family Room, Gas |
|------------|------------------|

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|--------------|---|
| # of Stories | 1 |
|--------------|---|

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|---------|-----|
| Stories | One |
|---------|-----|

School Information

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| District | Murrieta |
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Additional Information

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| Date Listed | September 7th, 2025 |
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| Days on Market | 174 |
|----------------|-----|

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|------------|---|
| Short Sale | N |
|------------|---|

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|-----------------|---|
| RE / Bank Owned | N |
|-----------------|---|

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