

\$595,000 - 40295 Via Francisco, Murrieta

MLS® #SW25221604

\$595,000

2 Bedroom, 3.00 Bathroom, 1,722 sqft
Residential on 0 Acres

N/A, Murrieta,

This 2-bedroom with a loft or 3rd bedroom with some slight modifications 3-bath residence showcases extensive upgrades and thoughtful details throughout. The main level features new engineered hardwood flooring, ceramic tile, and upgraded carpet. Plantation shutter throughout, while the primary suite with walk in shower offers convenient downstairs living.

The kitchen has been enhanced with raised-height cabinetry, soft-close drawers, and elegant rain-glass inserts on select doors and the pantry. Quartz countertops throughout the home add a timeless, upscale finish.-in. Hard-wired TVs add convenience, and the upstairs bathroom features a remodeled walk in shower and tub.

Recent system upgrades include a 6-month-old water heater and an A/C unit with a new motor installed just 3 months ago. The garage provides permanent extended steel shelving and additional plywood rafter storage.

Outdoors, the home is framed by lush landscaping, complemented by night lighting and a recently rebuilt patio overhangâ€”also enhanced with lighting for evening enjoyment.

Tucked within a peaceful, resort-style setting, The Colony is one of Southern California's most welcoming gated communities for adults 55 and better. Residents enjoy a beautifully designed clubhouse with a year-round pool,



two spas, lighted courts for pickleball, paddle, and tennis, along with a well-equipped gym, a library, and plenty of spaces for games and gatherings.

The community calendar is always full—whether it's a round of ping pong, a friendly match on the courts, or a social event. One of the most cherished traditions is the wine club, which offers tours and relaxed afternoons at Temecula's world-class wineries, making it easy to connect with neighbors while savoring the local charm.

This particular home is one of the finest opportunities currently available in The Colony. Beyond the property itself, what you'll discover here is a warm, welcoming environment and the promise of your next chapter filled with comfort, connection, and ease. Front and all common area landscape is managed by the HOA.

Built in 1989

Essential Information

MLS® #	SW25221604
Price	\$595,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Judy Haley
Listing Office	Equity Union

Community Information

Address	40295 Via Francisco
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Security, Bocce Court, Call for Rules, Dog Park, Fitness Center, Game Room, Golf Course, Guard, Maintenance Front Yard, Maintenance Grounds, Management, Meeting Room, Pets Allowed, Pickleball, Picnic Area, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Direct Access, Driveway, On Street
# of Garages	2
Garages	Garage, Direct Access, Driveway, On Street
View	Neighborhood
Has Pool	Yes
Pool	Association, Community, Gunite
Security	Fire Detection System, Gated with Attendant, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Landscaped, Level, Sprinklers In Front, Street Level, ZeroToOneUnitAcre
Windows	Plantation Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Main Level Primary, Quartz Counters, Two Story Ceilings, Walk-In Closet(s), Walk-In Pantry
Appliances	Disposal, Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater,

	Microwave, Refrigerator, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Murrieta
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Additional Information

Date Listed	September 19th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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