

# \$635,000 - 40146 Colony Drive, Murrieta

MLS® #SW2522266

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## \$635,000

3 Bedroom, 3.00 Bathroom, 1,921 sqft  
Residential on 0 Acres

N/A, Murrieta,

YOUR OWN PERSONAL RESORT with a large PRIVATE POOL, SPA & MAGNIFICENT VIEW OVER THE GOLF COURSE to the MOUNTAINS. This beautiful single-story home on a LARGE PREMIUM LOT is ideal for family gatherings with a SPACIOUS COVERED PATIO, sloped easy-entry pool + a spa with directional jets for relaxing. \*\*2 PRIMARY BEDROOM SUITES.\*\* This lovely home sparkles with FRESH INTERIOR PAINT and laminate & tile flooring. The living area is light & airy with vaulted ceilings & lots of natural light. Kitchen has a double oven & stainless-steel cooktop, dishwasher & refrigerator and there is a casual dining nook. The primary retreat offers plenty of space for your bedroom plus a sitting area. Primary bath is UPGRADED with easy-care MARBLE COMPOSITE SHOWER, RIMLESS GLASS DOORS, soaking tub, dual sinks and a large walk-in closet with custom built-ins by Closet World. Bedroom 2 could be a SECOND PRIMARY BEDROOM boasting a walk-in closet with shelving & storage + an en-suite bath. Bedroom 3 is used as an office with a built-in desk, storage and file drawers by Closet World. There is a convenient half bath for guests and an indoor laundry room with a sink and storage. The exterior is so inviting with a private entry courtyard, concrete walkways on both sides & lots of brick-lined planters. You will love the energy efficiency of QUIET COOL FANS in 4 areas with individual controls to cool the home & the attic. Your



garage has room for 2 cars + a golf cart or work area with built-in storage, finished floor and attic ladder. This spectacular home is centrally located on beautiful Colony Drive, nestled in The Colony, a vibrant 55+ GATED COMMUNITY. This stunning residence grants access to a RESORT STYLE CLUBHOUSE with an array of amenities for an unparalleled lifestyle. You will love the year-round community pool, 2 spas, lighted pickle ball/paddle tennis & tennis courts. You can enjoy the gym, library, ping pong, billiards, hair/nail salon. There are groups & activities for all interests with an auditorium for shows, dances, banquets, concerts, movies, bingo & parties for all occasions. A privately owned 18-hole golf course is inside the gate. The HOA waters & maintains all front landscaping. Guard gated entry and 24-hour security patrol give you peace of mind. In the safe city of Murrieta, you are close to stores, restaurants, medical, casinos and wineries. Enjoy the friendly neighbors and sense of community for TRUE RESORT STYLE SENIOR LIVING in The Colony.

Built in 1998

### **Essential Information**

MLS® #	SW25222266
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Wanda Ryan  
Listing Office Realty ONE Group West

### **Community Information**

Address 40146 Colony Drive  
Area SRCAR - Southwest Riverside County  
Subdivision N/A  
City Murrieta  
County Riverside  
Zip Code 92562

### **Amenities**

Amenities Barbecue, Billiard Room, Bocce Court, Clubhouse, Controlled Access, Fitness Center, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Paddle Tennis, Pickleball, Pool, Security, Spa/Hot Tub, Tennis Court(s)  
Parking Spaces 2  
# of Garages 2  
View Golf Course, Panoramic  
Has Pool Yes  
Pool Association, In Ground, Private  
Security Gated with Attendant, 24 Hour Security

### **Exterior**

Lot Description Greenbelt

### **Interior**

Interior Features Walk-In Closet(s), All Bedrooms Down, Breakfast Area, Multiple Primary Suites  
Appliances Washer  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

### **School Information**

District Murrieta

### **Additional Information**

Date Listed October 22nd, 2025  
Days on Market 119

Short Sale                N

RE / Bank Owned      N

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