

# **\$599,000 - 39980 Corte Calanova, Murrieta**

MLS® #SW25226498

**\$599,000**

3 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 0 Acres

N/A, Murrieta,

BEAUTIFUL SINGLE STORY 2,100 square foot home in The Colony, one of SoCal's most desirable GATED SENIOR COMMUNITIES. A brick-accented walkway welcomes you to the double entry doors with security screens.

Featuring plantation shutters throughout, upgraded tile & wood type flooring, wide baseboards & soaring ceilings. The large kitchen boasts white cabinets, stainless appliances, granite countertops and so much storage space with convenient pull-out shelves in many cabinets. The spacious great room is perfect for family gatherings with a fireplace & media niche. Walk out onto your solid aluminum patio cover with views to a WIDE NATURAL GREENBELT, AFTERNOON SHADE & easy-care landscaping. The spacious primary suite has plenty of room for your bed, a sitting area & offers a walk-in closet with built-in storage. The sumptuous bath is finished in spectacular marble with dual sinks, large soaking tub & a shower with a luxury rimless door. One of the bedrooms has built-in desks/storage cabinets and a walk-in closet with shelving. The 3rd bedroom is oversized and has a guest bath nearby. Indoor laundry with a sink, lots of storage cabinets, pull-out shelves and washer/dryer are included. The garage has lots of built-in cabinets, a workbench area, room for a golf cart + 2 cars & a newish garage door opener. You will love the ENERGY SAVING FEATURES of Low-E windows, attic fan, attic heat shield & extra attic insulation. Water



heater installed in 2022 with a circulating pump. Whole house water filtration system replaced in 6/2023. The Colony is a PREMIER GATED SENIOR COMMUNITY for ages 55+ with a RESORT CLASS CLUBHOUSE, year-round pool, 2 spas, lighted pickle ball/paddle tennis and 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. Close to stores, restaurants, medical, casinos and wineries. You will love this turn-key home, ready for you today. Welcome to the Colony with friendly neighbors and sense of community as you enjoy TRUE RESORT STYLE SENIOR LIVING.

Built in 2001

## Essential Information

MLS® #	SW25226498
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wanda Ryan
Listing Office	Realty ONE Group Southwest

## Community Information

Address	39980 Corte Calanova
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Fitness Center, Game Room, Meeting Room, Management, Meeting/Banquet/Party Room, Maintenance Front Yard, Outdoor Cooking Area, Paddle Tennis, Pickleball, Pool, Spa/Hot Tub, Security, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt, Panoramic
Has Pool	Yes
Pool	Association
Security	Gated with Attendant, 24 Hour Security

## Exterior

Lot Description	Cul-De-Sac, Drip Irrigation/Bubblers
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## Interior

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

## School Information

District	Murrieta
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## Additional Information

Date Listed	October 4th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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