

# \$498,000 - 40493 Via Estrada, Murrieta

MLS® #SW25235207

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## \$498,000

2 Bedroom, 2.00 Bathroom, 1,614 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to 40493 Via Estrada, located in the highly desirable 55+ gated community of The Colony in Murrieta. This charming single-story original owners home offers approx 1,614 square feet of comfortable living space with 2 bedrooms plus a den, ideal for an office, hobby room, or potential 3rd bedroom. The open and inviting floor plan features laminate flooring, carpet in the bedrooms, and a cozy fireplace in the living room. The spacious primary suite includes a glass slider leading to a private patio, perfect for morning coffee or evening relaxation. Additional highlights include new water heater, new garbage disposal, new faucets, updated kitchen appliances and includes refrigerator!. 2-car garage, recently serviced AC system, low-maintenance backyard, HOA maintains the front, and low property taxes!

The Colony offers a resort-style lifestyle with a beautiful clubhouse featuring a fitness center, library, billiards, card and craft rooms, auditorium, swimming pool, spa, and tennis and pickleball courts. Residents enjoy an active social calendar with a variety of clubs, classes, and community events. The HOA maintains all common areas and front lawns, provides 24-hour guarded gate security, and ensures a beautifully landscaped, well-kept environment. Golf enthusiasts will appreciate the California Oaks Golf Club within the community, offering a scenic, tree-lined course just steps from home (membership and public



play available separately).

Conveniently located near shopping, dining, hospitals, and freeway access, this home combines comfort, convenience, and community in one of Murrieta's most sought-after 55+ neighborhoods.

Built in 1989

### Essential Information

MLS® #	SW25235207
Price	\$498,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,614
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Pauline Woelky
Listing Office	United One Realty

### Community Information

Address	40493 Via Estrada
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

### Amenities

Amenities	Pool, Spa/Hot Tub, Billiard Room, Clubhouse, Fitness Center, Game Room, Guard, Maintenance Front Yard, Maintenance Grounds, Outdoor Cooking Area, Security
Parking Spaces	2
Parking	Driveway, Garage

# of Garages	2
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Sprinkler System, Lawn
Windows	Screens, Blinds
Roof	Tile

## Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Area, Separate/Formal Dining Room, High Ceilings, Pantry, Cathedral Ceiling(s), Quartz Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water Heater
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 6th, 2025
Days on Market	110
Short Sale	N
RE / Bank Owned	N

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