

# **\$519,000 - 40306 Via Ambiente, Murrieta**

MLS® #SW25261461

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## **\$519,000**

3 Bedroom, 2.00 Bathroom, 1,263 sqft  
Residential on 0 Acres

N/A, Murrieta,

YOU WILL LOVE ALL THE UPGRADES in this spectacular single level home in The Colony, one of SoCal's finest 55+ GATED SENIOR COMMUNITIES. The home has been TOTALLY UPDATED with wood-look tile flooring, plantation shutters and tall baseboards throughout. The kitchen boasts quartz countertops & white kitchen cabinets with soft close doors, stainless steel appliances & sink, updated faucet & lighting. A moveable island offers plenty of room for casual dining and more storage in the kitchen. The living room features a stunning stacked stone fireplace with accent lighting, display shelves & TV niche. You will love the remodeled primary bath with designer shower with rimless glass door, vanity, lighting, faucet & mirror. All interior doors were replaced, updated hardware, spectacular molding and extra cabinets add to the appeal. Bedroom 2 has brand new closet doors added and Bedroom 3 is used as an office/den. Guest bath has a new toilet, new fixtures on the sink and tub and updated lighting & towel bars. There is an extra linen closet behind the fireplace. Upgraded Lennox HVAC system is about 3 years old. The back and side yards offer a peaceful backdrop for outdoor relaxation with a newish aluminum patio cover & you overlook an HOA maintained greenbelt. The oversized lot has a nice side yard separately fenced for your pets or garden enthusiasts. All electrical plugs & switches were replaced. The workmanship & attention



to detail make this home ideal for buyers who appreciate top quality. The Colony is a PREMIER SENIOR COMMUNITY for ages 55 and better with a RESORT CLASS CLUBHOUSE, heated pool, 2 spas, lighted pickle ball/paddle tennis & tennis. Life at The Colony is vibrant and fulfilling, offering an impressive list of amenities including a gym, library, ping pong, billiards, hair/nail salon. There are groups & activities for a variety of interests with an auditorium for shows, dances, concerts, movies, bingo & parties for all occasions. A privately owned 18-hole golf course is inside the gate. HOA waters & maintains all front landscaping. Guard gated entry & 24-hour security patrol. Call today to enjoy TRUE RESORT STYLE SENIOR LIVING on a quiet interior street in a welcoming & friendly community.

Built in 1998

### **Essential Information**

MLS® #	SW25261461
Price	\$519,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wanda Ryan
Listing Office	Realty ONE Group Southwest

### **Community Information**

Address	40306 Via Ambiente
Area	SRCAR - Southwest Riverside County

Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

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

## Exterior

Lot Description	Front Yard
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## Interior

Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Walk-In Closet(s)
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	November 19th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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