

\$527,000 - 40364 Via Marisa, Murrieta

MLS® #SW25272008

\$527,000

3 Bedroom, 2.00 Bathroom, 1,767 sqft
Residential on 0 Acres

N/A, Murrieta,

You will love the CORNER LOCATION of this popular single-story home in The Colony, one of SoCal's best GATED SENIOR COMMUNITIES. Inviting landscaping welcomes you to this very private location with only one neighbor. This well-designed home features the possibility of 2 PRIMARY SUITES. There is an open concept great room for living / dining and a sliding door with plantation shutters leads to the patio. The well-designed kitchen offers bar seating & a new stainless steel oven/microwave. The primary suite features a large bedroom with a walk-in closet, a sumptuous bath with dual sinks, soaking tub and a large shower. Bedroom 2 is oversized with plenty of room for a bedroom set plus a sitting area or desk and has direct access to the guest bath, making it ideal for a second primary bedroom. Bedroom 3 is a den/office with no closet. Your inviting oasis patio with a built-in BBQ, waterfall, stone planters and lush landscaping creates a peaceful backdrop for outdoor relaxation. The indoor laundry has a convenient sink, lots of cabinets and the washer & dryer are included. The garage offers ample storage with lots of built-in cabinets and room for 2 cars + a golf cart.

Nestled on a quiet interior street in The Colony, a vibrant 55+ GATED COMMUNITY, this home grants access to a RESORT STYLE CLUBHOUSE with an array of amenities for an unparalleled lifestyle. You will love the 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. In the safe city of Murrieta, you are close to stores, restaurants, medical, casinos and wineries. Enhance your retirement years with the friendly neighbors and sense of community as you enjoy TRUE RESORT STYLE SENIOR LIVING in The Colony.

Built in 2000

Essential Information

MLS® #	SW25272008
Price	\$527,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Wanda Ryan
Listing Office	Realty ONE Group West

Community Information

Address	40364 Via Marisa
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta

County	Riverside
Zip Code	92562

Amenities

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

Exterior

Lot Description	Corner Lot
Roof	Tile

Interior

Interior Features	All Bedrooms Down, Multiple Primary Suites, 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	December 7th, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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