

# \$475,000 - 40281 Via Acuna, Murrieta

MLS® #SW26013208

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## \$475,000

2 Bedroom, 2.00 Bathroom, 1,344 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to this beautifully maintained single-story home located in one of the area's most desirable gated 55+ communities, The Colony. Enter through your private courtyard into a bright and open 2-bedroom, 2-bath residence offering 1,344 sq ft with vaulted ceilings, 20-inch tile flooring, and carpet one of the bedrooms.

The spacious kitchen features a breakfast nook, new dishwasher (2025), and an indoor laundry area with direct access to the two-car garage, which includes ample storage, a water softener, water heater (2024) and a new garage door opener (2025).

Enjoy both a formal dining area and a large living room with a cozy fireplace, opening to a covered patio through sliding glass doors. The patio overlooks a peaceful open greenbelt, perfect for BBQs, relaxing, and enjoying serene views. The home also features automatic sprinklers, making outdoor maintenance easy.

Conveniently located near shopping and medical facilities, the community offers exceptional amenities including a large clubhouse, tennis courts, swimming pool with two spas, picnic areas, exercise room, card rooms, full service beauty salon and more.

Built in 1993



## Essential Information

MLS® #	SW26013208
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Capri Cherry
Listing Office	SimpliHOM

## Community Information

Address	40281 Via Acuna
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Clubhouse, Sport Court, Fitness Center, Meeting Room, Management, Maintenance Front Yard, Pool, Barbecue, Billiard Room, Bocce Court, Call for Rules, Controlled Access, Game Room, Golf Course, Guard, Maintenance Grounds, Other, Outdoor Cooking Area, Pets Allowed, Pickleball, Racquetball
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	Yard
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Windows	Double Pane Windows, Screens
Roof	Spanish Tile

### **Interior**

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), High Ceilings, All Bedrooms Down, Walk-In Closet(s), Ceramic Counters
Appliances	Water Softener, 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	January 19th, 2026
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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