

\$528,000 - 40465 Via Malagas, Murrieta

MLS® #SW26017594

\$528,000

2 Bedroom, 2.00 Bathroom, 1,502 sqft
Residential on 0 Acres

N/A, Murrieta,

You will love this elevated and quiet corner-lot residence backing to a HOA-maintained greenbelt, with no neighbors to the rear and one side. Positioned above street level with no direct views of the roadway, the home enjoys peaceful green views of mature palms and evergreens rather than nearby homes or walking paths. With no trail behind the property, this location offers enhanced privacy and a quieter setting than many interior lots.

CLOSE TO THE CLUBHOUSE in the COLONY, a premier 55+ guard-gated community. Enter this beautifully updated home through a private, gated and manicured courtyard. Recent exterior improvements include newer paint, refreshed landscaping with artificial turf, decorative slip-resistant concrete coatings, drip irrigation and mature lemon and orange trees. Inside, the home features an open floor plan with high ceilings, abundant natural light, peaceful designer colors, long-plank LVP flooring with high baseboards, plantation shutters and updated designer lighting. The spacious living room showcases high ceilings & a custom floor-to-ceiling accent wall highlighting the cozy fireplace, while a sliding door opens to the side patio. The kitchen offers designer granite countertops and backsplash, refaced cabinetry, updated appliances, a peninsula breakfast bar and a step-in pantry. The adjacent breakfast nook opens to the covered patio and flows into the family room. A granite-topped dry bar serves as a functional



and stylish bridge between the living areas, maintaining open sightlines and a connected feel. The dining room overlooks the courtyard and enjoys beautiful morning sunlight. The private primary suite opens to the Alumawood-covered patio and features an en-suite bath with dual vanity, walk-in shower with seat, and a spacious walk-in closet. The guest bedroom is thoughtfully separated and includes direct access to the guest bathroom, creating an ideal private suite for visitors or live-in assistance. Two-car garage with storage cabinets and room for a golf cart. The HOA waters and maintains the front yard, Residents enjoy resort-style amenities and roving 24 hr security including a clubhouse, pool & spas, tennis & pickleball courts, bocce ball, salon, gym, library, and a 400-seat auditorium for events and activities. A lounge with fireplace and bar is ideal for social gatherings. A privately owned 18-hole public golf course is within the community. Conveniently located near shopping, medical centers, parks, wineries & Casino

Built in 1989

Essential Information

MLS® #	SW26017594
Price	\$528,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Max Letendre

Listing Office Realty ONE Group West

Community Information

Address 40465 Via Malagas
Area SRCAR - Southwest Riverside County
Subdivision N/A
City Murrieta
County Riverside
Zip Code 92562

Amenities

Amenities Clubhouse, Pool, Pet Restrictions, Recreation Room, Security, Tennis Court(s), Billiard Room, Bocce Court, Call for Rules, Fitness Center, Game Room, Guard, Maintenance Front Yard, Maintenance Grounds, Meeting Room, Paddle Tennis, Pickleball, Picnic Area
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available, Underground Utilities
Parking Spaces 4
Parking Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Up Slope From Street
of Garages 2
Garages Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Up Slope From Street
View Park/Greenbelt
Has Pool Yes
Pool Heated, In Ground, Association
Security Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Smoke Detector(s), Gated with Attendant, 24 Hour Security

Exterior

Exterior Stucco
Exterior Features Rain Gutters
Lot Description Back Yard, Corner Lot, Drip Irrigation/Bubblers, Front Yard, Landscaped, Sprinkler System, Close to Clubhouse, Greenbelt, Rectangular Lot, Sprinklers Timer
Windows Double Pane Windows, Plantation Shutters, Screens, Garden Window(s)
Construction Stucco
Foundation Slab

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Breakfast Area, Entrance Foyer, Granite Counters, Walk-In Pantry
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Free-Standing Range, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter, Wood Burning
# of Stories	1
Stories	One

School Information

District Murrieta

Additional Information

Date Listed January 31st, 2026

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of April 4th, 2026 at 1:55pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.