

\$550,000 - 40466 Via Estrada, Murrieta

MLS® #SW26035425

\$550,000

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

N/A, Murrieta,

Enjoy a truly exceptional east-facing location on the 2nd fairway of California Oaks Golf Club, offering panoramic views of the pond, green, and rolling fairway. This premium setting captures beautiful morning light and cooler, shaded afternoons—ideal for relaxing or entertaining outdoors. Situated within The Colony, a premier 55+ guard-gated community and just a few blocks from the clubhouse. Enter through a PRIVATE GATED brick COURTYARD with tranquil water fountain, creating an inviting arrival. Inside, soaring ceilings, abundant natural light, and neutral décor enhance the open floor plan. The living room features a custom floor-to-ceiling accent wall highlighting the cozy fireplace, while the formal dining room offers a sliding door to a secluded side covered patio. The updated kitchen showcases custom cabinetry with pantry, granite counters, full tumbled travertine backsplash, newer stainless steel range and microwave, and a Bosch dishwasher. A garden window frames golf course views. The kitchen opens to a comfortable family room that can serve as a breakfast area—or both—filled with morning sunshine and offering direct access to the covered patio overlooking the fairway. The spacious primary suite provides a sliding door to the rear patio retreat, blending indoor and outdoor living. A versatile den/office with courtyard views can function as a third bedroom. The oversized garage accommodates a golf cart and includes built-in



storage cabinets, is fully drywalled with lighting, and features an insulated garage door. The HOA maintains and waters the front yard. Residents enjoy resort-style amenities including clubhouse, pool and spas, tennis and pickleball courts, bocce ball, salon, fitness center, library, and a 400-seat auditorium. A lounge with fireplace and bar enhances social gatherings. A privately owned 18-hole public golf course is located within the community, with convenient access to shopping, medical centers, parks, wineries, and Pechanga Resort Casino.

Built in 1989

Essential Information

MLS® #	SW26035425
Price	\$550,000
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
Style	Mediterranean
Status	Closed
Listing Agent	Max Letendre
Listing Office	Realty ONE Group West

Community Information

Address	40466 Via Estrada
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Barbecue, Billiard Room, Bocce Court, Call for Rules, Clubhouse, Controlled Access, Fitness Center, Game Room, Guard, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area, Pool, Racquetball, Recreation Room, Security
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Garage, Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, On Site
# of Garages	2
Garages	Garage, Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, On Site
View	Golf Course, Pond
Has Pool	Yes
Pool	Association, Gunite, Heated, In Ground
Security	Carbon Monoxide Detector(s), Gated Community, Gated with Guard, Security Gate, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Front Yard, Back Yard, Close to Clubhouse, Garden, Landscaped, On Golf Course, Rectangular Lot, Sprinklers Timer, Sprinkler System, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, Garden Window(s), Screens
Roof	Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Breakfast Area, Ceiling Fan(s), Entrance Foyer, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Free-Standing Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Washer, Water Heater, Water To Refrigerator
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air

Fireplace	Yes
Fireplaces	Wood Burning, Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	February 10th, 2026
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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