

**BELMONTE ESTATES**

**97 HUDSON COURT**

**PALM DESERT, CALIFORNIA**

BUILT IN 1996 THIS PRIVATE/SECURE RETREAT, PURCHASED SEVEN YEARS AGO AS A GETAWAY, SITS ON A QUARTER ACRE LOT IN THE GATED COMMUNITY OF BELMONTE ESTATES OFF COOK STREET IN PALM DESERT. IF DESIRED CAN BE PURCHASED TURNKEY, WITH ALL HIGH END FURNISHINGS ON PROPERTY PURCHASED NEW, AND UTILIZED JUST 12 WEEKS PER YEAR. LOW MAINTAINANCE AND IN EXTREMELY CLOSE PROXIMITY TO REASTRAUNTS, SHOPPING CENTER, AND THE DESERT WILLOW (36) HOLE GOLF COURSE.

**PROPERTY FEATURES:**

1. Two New Top of the Line LENNOX HVAC Units.
2. Newer Large Capacity Water Heater.
3. Wood Window Shutters throughout.
4. Epoxied Garage Floors.
5. An Multi Fruit Tree Orchard.
6. Private Casitas with access to Courtyard & Pool.

**After Market Additions:**

1. External Security Camera System (Blink)
2. Internal Security Alarm System (Desert Alarm)
3. H2o Water Filtration System
4. Recirculating Hot Water System
5. Courtyard Privacy Wall, Gate and Fountain
6. Fireplace Mantel and Surround
7. Entry area Half-Wall
8. Two-sided Patio Fireplace
9. External "Glazed-Concrete" Driveway and throughout
10. Jacuzzi "Spool" Refurbished and Expanded 2015
11. Newer Pool Heater and Filtration
12. Fully Landscaped with Artificial Turf and Drip Systems
13. New Dishwasher and Stove Hood
14. Custom Bar Area with Built-in Wine Fridge