1323 S. Driftwood Dr., Palm Springs

PROPERTY DETAILS

UPGRADES--General Items:

-- Leased Solar panels $311.25 per month

--Interior walls are double drywall to create baseboard reveal and increase insulation.

--Engineered steel posts at the dining room and master bedroom areas

--Custom bronze, pivot front door

--Metal Gates/Electric driveway gate: Platinum Access Systems

--Five (5) furnaces: 3 zones in main house; 1 zone in the casitas: Advanced Distribution Products-US Air with Microban (antimicrobial system)

--Five (5) air conditioners: 3 zones in main house-York AC, LX Series; one each for casitas-Comfortmaker

--Two (2) gas hot water tanks: 50 and 40 gallon-Bradford White

--STONE FLOORING throughout the house and patio-Carrera Italian Marble

--Custom pivot windows and doors throughout-47 pivot openings

--Designed~ Power Window Treatments: MECCO Shades-2% weave for partial sun block

--Wall paper: Linen-Don Ghia

--Interior Recessed Lighting: MR-16 fixtures by Rouge Lighting

--Roof: Foam- 10 years old

KITCHEN/DINING Area:

--All appliances are German made Meile to include washer/dryer; built-in expresso bar; double electric-convection ovens; built-in microwave; dishwasher.

6 burner gas cook top/hood; refrigerator; freezer; built-in wine refrigerator

--Cabinets: Snaidero-ltalian

--Counter tops: Star Fire-back painted glass

--Faucets: Dorn Bracht-Germany

--Viking built-in BBQ off kitchen

--Dining Room Light Fixture: Ralph Pucci

BATHROOM/BEDROOM Areas:

--Toilets: Kohler Fixtures

--Faucets, Shower, Accessories: Grohe, Dorn Bracht, Kohler-polished chrome

--Guest Bathrooms: stone, one-piece carved sinks: Athens Grey Marble-Ann Sacks

--Powder room floor and walls: Carrera Veined Italian Marble (slab)

--Master bathroom shower/vanity sinks: Carrera Veined Italian Marble

--Cabinets/Headboards: custom built for each room

OTHER ITEMS:

-Fruit orchard: 26 dwarf Mexican lime trees

--Pool/Spa/Reflecting Pond Equipment: Pentair heater/pumps

--Outdoor Lighting: Vista Power (2 transformers)

--Fire Pit: Custom built with Carrera Marble

--Landscape irrigation: RainBird System (multiple stations)