

1253 S. SAN MATEO
PALM SPRINGS, CA 92264
LIST OF AMENITIES & IMPROVEMENTS

1. (2) FIVE-TON A/C UNITS (2017)
2. (2) WATER HEATERS (2018)
3. NEW CARPET IN MAIN HOUSE BEDROOMS (2022)
4. 7 BEDROOM / 4 BATHS
5. PRIVATE POOL WITH BOTH SOUTH AND WEST UNOBSTRUCTED MOUNTAIN VIEWS
6. EXPANSIVE COVERED REAR PATIO FOR ENTERTAINING
7. LARGE LOT WITH RV PAD 30+ FEET
8. LARGE SHED WITH MOUNTED WALL A/C
9. 2 CAR GARAGE WITH EXTRA STORAGE
10. 2 SETS OF WASHER / DRYER MAIN HOUSE AND GUEST HOUSE
11. WARM WOOD GRAIN TILE FLOORING THROUGHOUT LIVING AREAS
12. CITRUS TREES TO INCLUDE ORANGE, LEMONS AND PALMELO
13. SEPARATE ENT. GUEST HOUSE 2 BD/1 BA WITH FULL KITCHEN WITH MINI-SPLIT A/C