

# FEATURES & UPGRADES

**4760 N. WINNERS CIRCLE "E", PALM SPRINGS, CA 92264 (WAVERLY PARK)**

## INTERIOR

- ❖ Furnished, Per Inventory
- ❖ High Ceiling in Living Room, Dining Room and Guest Bedroom
- ❖ Two Spacious Bedroom Suites (one upstairs, one downstairs)
- ❖ Beautiful Tiled Fireplace
- ❖ Tile Floors & Pergo Wood Floors Throughout
- ❖ Smooth Finished Ceilings
- ❖ Crown Moulding in Kitchen and Dining Area
- ❖ Ceiling Fans in Living Room and Dining Area
- ❖ Remodeled Kitchen with Granite Countertops and a Peninsula Eating Counter (2010)
- ❖ Deep Stainless Steel Sink (2010)
- ❖ KitchenAid Stainless Steel Refrigerator w/Bottom Freezer Drawer (2010)
- ❖ Frigidaire Stainless Steel Dishwasher and Microwave (2010)
- ❖ New LG Stainless Steel Double Door Range (2022)
- ❖ Custom Kitchen Cabinets
- ❖ Pull-out Drawers in Pantry
- ❖ Recessed Ceiling w/Can Lights over Kitchen
- ❖ Faux Finish Ceiling Detail in Dining Area and Kitchen
- ❖ Faux Finish Walls in Dining Area and Living Room
- ❖ New Gold-Finish Faucets and Cabinet Door Handles in Both Baths

## EXTERIOR

- ❖ 2-Car Attached Garage with Direct Entry into Residence
- ❖ Garage Wall is the only Common Wall
- ❖ Large Private Patio with Artificial Grass and Planters at Main Level
- ❖ Large Covered Sun Deck with Outstanding Mtn Views, Recently Resurfaced (2022)
- ❖ Garage Storage Cabinets
- ❖ Washer and Dryer (located inside garage)
- ❖ Whole House Water Filtration System
- ❖ Newer Water Heater (Late 2013)
- ❖ A/C Replaced (2019)
- ❖ Fee Land (you own the land)
- ❖ Low HOA Dues of \$495/month
- ❖ Homeowner's Dues include: Water, Trash, Building Insurance, Pool and Landscaping Maintenance, Roof, Exterior Lighting not controlled by Owner's Unit, and Common Area Electricity & Gas. Amenities include: 3 Pools/Spas and 3 Tennis/Sport Courts. Entrance Gate is card access controlled.