

FEATURES & UPGRADES

519 Soriano Way, Palm Springs, CA 92262 | ESCENA

GENERAL

- Designed by award winning architect, Anthony Poon and built by Alta Verde Homes
- Distinctive modern exterior architecture
- 21 OWNED SOLAR PANELS
- Cul-de-sac location Close proximity to the Clubhouse
- 3 spacious bedrooms and 2.5 bathrooms
- Custom built-in desk in 3rd bedroom
- Impressive open concept design
- Abundant natural light
- Custom silk draperies in all bedrooms
- Upgraded tile floors throughout, except Bedroom 3/Office has carpet
- Custom floating entertainment center in Great Room
- Custom shades on all windows
- Expansive Fleetwood sliding glass doors with remote-controlled sunshades in Great Room and Primary Suite
- Dual vanities in large primary bathroom suite
- Contemporary ceiling fans throughout
- Additional recessed lighting throughout
- Soaring 12 ft ceilings
- Customized built-in cabinetry in
- Upgraded Aqua Brass light fixture in dining area
- Skim coated and painted interior walls
- Chrome door hinges throughout
- NEST thermostats (two zones)

KITCHEN

- Quartz countertops
- White European cabinetry
- Bosch stainless steel kitchen refrigerator
- Bosch 5-burner gas cooktop
- Bosch built-in micro/wall oven
- Bosch dishwasher w/matching cabinet panel

- Enormous center island
- Custom double roll-out drawers in all lower cabinets
- Upgraded European white cabinets
- Dual hidden trash bins
- Undercabinet lighting at kitchen

EXTERIOR

- Private Pool & Spa, upgraded with Pentair pool equipment and newly re-tiled
- Custom Firepit
- Motorized retractable awning
- Sweeping Southwest views of the San Jacinto and Santa Rosa mountains
- Perched high above the 11th Fairway of the Nicholas Signature course and up-close views of the Green
- Safe from errant golf balls (hook side)
- Exterior painted 1 year ago
- Professionally landscaped using low maintenance desertcape, enhanced with low voltage lighting
- Extended walkway from driveway to backyard
- Artificial turf at side yard

LAUNDRY ROOM

- Electrolux front-loading washer and dryer
- Storage drawers

GARAGE

- Daikin mini-split A/C unit w/remote
- Built-in cabinet storage and work bench
- Epoxy coated garage floor
- Insulated garage door
- Tankless water heater
- EV charging circuit

2026 AVERAGE MONTHLY COSTS (SEASONAL HOME)

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Electric (Southern California Edison)	\$83
Gas (SoCal Gas)	Negligible
Water (Desert Water)	\$65
Pool Service (twice per week)	\$150
Gardener (once per week)	\$150
Trash (Palm Springs Disposal, billed quarterly)	\$33
HOA	\$260