



280 S Avenida Caballeros #214

Palm Springs CA

1,128 square feet

2 bedrooms, 1 full and 1 half bath

- Inside unit laundry/storage room
- Brand new 'smart' Samsung washer and dryer
- Gas fireplace in living room: refaced, plus new burner and log set up by ABC Chimney
- Dry bar (plumbing in cabinet to make wet bar if desired)
- AC Lenox 2019 and Nest® thermostat
- Half bath updated 2021; new sink, vanity, and toilet
- Interior painted and updated door hardware 2021
- Main level Saltillo tiles
- Second level laminate wood in bedrooms and laundry room, Saltillo tile in hallway and staircase
- Vaulted ceilings in bedrooms
- Large patio with mountain views
- Includes: 2 umbrellas, potted plants, patio round table with 4 chairs and cover, indoor fireplace screen, mounted flat screen TV, smart Samsung W/D, Ring security system, refrigerator, stove, dishwasher, microwave
- Spiral staircase to pool from patio
- Gated community
- Walk to theater, restaurants, coffee
- Covered parking by unit
- 4 salt water pools and spas, heated with solar
- Community clubhouse with kitchen, sauna, social committee organizing community gatherings. Future bike storage room on site.
- HOA \$455/month includes hot and cold water, gas, trash, and roof
- Private land lease through 2064, \$2,307.36/year
- 30 day rental minimum
- Current \$6000 assessment paid in full by Seller for
 - Painting exteriors including unit doors, rails, etc., employed designer to help coordinate colors
 - New driveway asphalt
 - New pool tiling and decking
 - New pool furniture
 - Upgrading pool equipment
 - Upgrading outside lighting
 - Some landscaping will be upgraded to more drought resistant plants
 - And more.....