

74540 Monte Verde Way, Palm Desert 92260-4509

- Architect: Cliff May
- Protected Patent is in place - will remain
- 1954 Mid Century Ranch Design Expanded in 1955
- 2,222 Square Feet 105 Feet in Length
- Lot size .45 Acres Gate Access to Yucca Tree Dr.
- RV Space 40' x 20' Sheds [3] ADU space

Roof – Type Asphalt

20 Number of Solar Panels Owned [2026]

16 + 6 [one is battery]

22 Number of Solar Panels [Lanai]

Leased 2018 expires 2038 \$153/month

G Power - Issac Gomez 760-409-7425

Private Road - Main access on Monte Verde Way

Secondary access from Yucca Tree Drive

Garage 20' x 20' Height 7' [less with frame]

2-car rolled roof - bump out for pick-up trucks

EV Charger

Wood Fence [stained Oct 2026] Block wall West + South

Block Wall - North + East walls

PRIVACY 9 Cameras MOUNTAIN VIEWS
Edison [approx. 10 years ago] replaced the main lines
from the telephone pole

KITCHEN

Samsung Gas Stove - Warming Drawer Custom Hood
LG Refrigerator LG Microwave – 2025
Bosch Dishwasher [Quiet]
Soft Closing pull outs
Kraft Maid Tongue/Groove Drawers
Cabinet fronts – Maple
All lower cabinets have pull outs
Lower pull-out with heavier slides for pet food
Pull-out Trash bin cabinets [reg + recycle]
Deep Rectangular Sink

COUNTERS – Absolute Black Slab Granite
Tile Backsplash Upper Open Shelving

PANTRY [previously mechanical room]
Receptacle in cabinet Mini Fridge
Pot filler [for coffee maker]
Trash Bin access SOLAR Tube

Skylight App to Open/Close Brand is VELUX
USB Charging Port at wall w/counter seating

PRIMARY BATHROOM

Kohler sinks, Quartz Countertops, Porcelain tile floor
Shower 1-Rain Shower Heads 2- Wall Shower Heads
2-Hand Held Thermatic Controls [sets temp]
Soft close shower door
Red lighting [shower accessory shelf]
Solar Tube Panasonic Fan/Light
Two wall closets
Bathroom Addition has foam/plywood [1 ¾" screwed down] then concrete

Office [100 sf] Accessed from Primary Bedroom plus
Hobby room w/Tankless W/H and water softener
[potassium chloride]

GUEST BEDROOM

Walk-In + wall closet [movable]
Ensuite ¾ Bath, Sink is beautiful Ceramic

PLUMBING – new drain + supply lines under powder room
Updated Electrical
All bathrooms have receptacle for Bidets

Window coverings – Panels for Primary BR
Roller Shades – Kitchen + 2nd BR
Verticals [Levelor] – 2nd BR Roller Shade – Front Entry
Exterior Roller Shade over front entry doors

FLOORING

Luxury Vinyl [Switzerland] in living areas [extra available]
Bathrooms have Porcelain Tile

PELLA Windows s/Screens All have been replaced
Doors Metal clad w/ Dual Pane Glass

6 MINI SPLIT Cooling/Heating Systems
2 – [1 in each Bedroom] 1 – Primary Bathroom
1 – Dining Area 1 – Living Room 1 – Office
They run off Solar during the day

1 Tankless W/H – Laundry Room
1 Tankless W/H – Hobby Room w/potassium chloride
1 Bradford White W/H – for the rest of the house
Located in exterior mechanical room
Recirculating hot water, Water Softener for Primary BA

LAUNDRY – Electric Dryer [Gas Available] Approx 5 yrs
Receptacle charger in broom closet

POOL 32' x 16' with Auto-Fill
* No Spa * No Pool Light
Mini Pebble Tec [10 years] replaced tile [Japan]
Pool Heater approx. 6 years
Covered Patio – 50' x 14' concrete surface

EXTERIOR – Redwood - Board/Batten 1" thick
Stripped approx. 4 years ago – entire house
2 Primer Coats 2 Finish Coats [South side]

FRONT LANDSCAPING

USA made Dog Park Artificial Turf [approx. 15 years]
Dirt then crushed granite then turf \$8,000 at that time
Curb cut borders
Hose Bibs Drip Irrigation + electronic timer box [w/WI FI]

10 Palm Trees

1-Mango, 1-Mexican Lime, 1-Ruby Red Grapefruit
1-Meyer Lemon, 2-Orange

NO HOA

2 Sewer Systems

1 - 74540 Monte Verde

1 - 74555 Yucca Tree Dr. 2009

ABS Black Plastic Sewer Line