

40320 Desert Creek Lane
Rancho Mirage, Ca 92270

2021-23 Improvements

- Tennis court resurfaced and painted; new net and striping.
- New tennis pavilion
- Terraces, stairs, pergolas, columns, water feature, retaining walls, vegetable gardens between house and tennis court area are new and include extensive lighting and drainage plans.
- Retaining walls, service walkways and water remediation system constructed around tennis court
- Property's catch basins have been cleared and tested
- Garage air conditioned
- New insulated garage doors with highest level insulation rating; new door openers with WiFi
- New garage LED lighting
- 4 new Trane Air Conditioning compressors
- Honeywell WiFi app-controlled thermostats
- New commercial sized tankless HW system for MBA wing
- 8 security cameras; new security system and control pads
- 5 motorized custom sunshades (2 for roof terrace, 3 along pool loggia)
- New roof terrace railings and motorized lighted and open-louvre awning system.
- Owned solar system with 4 Solar Edge batteries (HPE installed and maintained)
- Built new casita; full bath, kitchenette, terrace, 3 closets.
- Entire house exterior and interior repainted
- All new landscaping and irrigation; rejuvenated dying citrus trees and added 7 additional fruit trees.
- All stepping stones, gravel and access pathways are new.
- New pool; pebbletek finish, Jandy LED lighting system, all new equipment, new enlarged gas line, two separate heaters and variable pump systems, all WiFi and app operated
- New sunken firepit with custom cushions and LED lighting; seat height aligns with pool ledge height.
- New outdoor kitchen with BBQ, burners, cooler and storage drawers and bins; expansive bar seating area and lighting
- Serenity garden with fountain birdbath and crescent bench seating
- Extensive terraces between house and pool with runnels for drainage; sundeck, spa deck, stairs and seating all new; multiple chaise lounge areas new
- Loggia extension and pergolas are new
- Side property walls, berm separating pool area from street and grade of pool lawn area are all new; substantial regrading and soil removal to achieve current grade
- New driveway, entry gates, pedestrian entry rotunda and pathways, trash area, and mailbox are all new; the property's connection to the street was reimagined and re-situated
- Retaining walls, wok planter bowls, lighting and turf along the street are all new
- Guest parking carport with columns and rooftop, driveway runnels and lighting design are new.
- New engineered wood flooring in the MBR, Library, and both offices
- New carpeting in all GBRs and master dressing rooms
- All ~126 interior downlights converted to LED with white baffles and Lutron Decora dimmers
- All bathroom sinks, faucets, shower valves, frameless shower enclosure, bath hardear, counter counters are new.

Highlights/Features

- Property has been completely re-imaged and transformed into one of Rancho Mirage's "cameo" estates
- 1 acre walled, secured flat estate with tennis, ~6,300 SF, new pool and expansive outdoor entertaining areas which include multiple fountains, seating areas, roof deck with rare panoramic view, serenity garden, recessed firepit, outdoor kitchen with BBQ and bar setup, loggia and pergolas.
- Newly constructed casita.
- Roof terrace with custom railings and motorized open-louvre awning and ambient LED lighting.
- Solar system with 4 batteries.
- All new landscaping, hardscapes, irrigation, lighting, driveway.
- New kitchen with Wolf and Sub-zero appliances and custom walnut cabinets.
- New master bath with etched glass shower wall; new double laundry with WiFi W/D
- New driveway and gates.
- New landscaping, irrigation, lighting, hardscapes, pergolas, awnings, fountains, firepit.
- New pool, new pool equipment.

Do Convey

Hanging lighting fixtures and ceiling fans

Built in appliances in kitchen, casita and laundry room

All attached TV, electronic equipment (server rack), security equipment, SONOS system

Do NOT Convey

Dining room chandelier

Room area rugs

Various decorative mirrors (LR, DR, BRs, MBR, FR, Foyer)

Garage frig, laundry microwave