

Property Highlights

4 Bedroom, 3 Bath plus large living area

Full kitchen remodel since build out

Pool, Spa, Alumawood patio cover, & Mountain Views

➡ 80k 24 Panel Owned Solar System w/battery backup & EV Charger (Mar. 2023)

2 Car attached garage and RV Parking, new garage door opener in 2025

Not located in 55+ complex. (better for resale)

Low HOA 170/month

\$2k pool filtration system replacement (July 2026) Pool lights controlled remotely with WIFI. Multi-color LED spa light. New pool heater 2021.

Newer Carpet and padding throughout, Newer interior repaint, newer interior window treatments, newer arm chairs, newer high end natural gas grill

Ficus screening planted along south wall 7'- 8'. Outdoor lighting features solar powered lighting, multi-color LED spa light. Landscaping is mature and has healthy shrubs and trees and a producing Lemon Tree.

Good Rental History as follows:

Rental Income (deposited into our account):

- 2021 - \$42,380
- 2022 - \$32,959
- 2023 - \$49,788 (Jun 2023 started our long-term renter)
- 2024 - \$47,659
- 2025 - \$34,889 (LT renter left Jan 2025)
- 2026 (thru 9/14/26) - \$25,745

★ Fully Furnished

One of the twin beds in the kids room is a motorized adjustable bed —very expensive— ideal for older parents and people healing from various injuries....

Great location in complex with South facing backyard and protection from wind. Also located just off Palm Canyon a short drive to town with access to Dining, entertainment, shopping, and 1 light away from Tram Road.... but not right in it where all the noise and traffic is.

Community Amenities include: Tennis Courts, Basketball court, 3 Pools and Spas, walking trails, doggie receptacles, roving patrol and fabulous views of the San Jacinto mountains, you can actually watch Tram cars go up and down. We are adjacent to the new CV Link providing walking and bike trails far into the other cities.

Acitivities Nearby

THINGS TO SEE + DO: 2 Mile On-Site Trail, Private Alta Vista Park (on-site), Palm Springs Art Museum (3.3 miles), Palm Springs Walk of Stars (3.3 miles), Palm Springs **Aerial Tramway**, largest rotating Tram in the World (4.3 miles), next stoplight from Mtn. Gate, Moorten Botanical Garden (4.8 miles), Palm Springs Air Museum (5.0 miles), Palm Springs Surf Club (7 miles) The Living Desert Zoo and Gardens (23.8 miles), Indian Wells Tennis Garden (24.2 miles), Joshua Tree National Park (36.2 miles), Hiking at Indian Canyon and Tahquitz Canyon in Palm Springs, both have waterfalls you can hike too.

World class golf: Escena Golf Club (4.9 miles), Indian Canyons Golf Resort (6.8 miles), Tahquitz Creek Golf Resort (7.8 miles), The Westin Mission Hills Pete Dye Course (16.3 miles) PGA West La Quinta

Tennis: Palm Springs Tennis Club on Baristo, Tennis Gardens and Tennis Open, Indio
DINE + SHOP: Uptown Design District (1.9 miles), Downtown Palm Springs (3.1 miles), The River (14.1 miles), Westfield Palm Desert (15.9 miles), The Shops on El Paseo (16.3 miles), The Gardens on El Paseo (16.8 miles)

AIRPORT: Palm Springs *International* Airport (5.6 miles)

Additional Area Acitivites:

Pioneer Town, Old West Movie Set, 45 minute drive out the 62, shopping/dining
Whitewater preserve- 30 min. drive, 9160 Whitewater Canyon Rd.

Agua Caliente Casinos, Palm Springs, Cathedral City, Rancho Mirage, Indio. All have Concerts, many Tribute concerts are free, plus of course dining and gambling.

Acrisure Arena: New Stadium (Dec. 2022) holds over 10,000 people. Houses minor league Hockey, the **Firebirds** and Concerts and sporting events. (11.6 miles)

Home data report

895 Ventana Ridge, Palm Springs, California 92262, United States



Total Area: 2146 sq. ft

1st Floor: 2146 sq. ft

Excluded: Garage 421 sq. ft, Patio 1035 sq. ft, Covered patio 505 sq. ft

Property summary



1
FLOOR



4
Bedrooms



3
Bathrooms



1
Garage

Home data report

895 Ventana Ridge, Palm Springs, California 92262, United States



Room dimensions

Floor 1

Total:2146sqft

Excluded: 1961sqft

#		Dimensions	sqft	Counted as living area
1	Patio	64'4" x 28'6"	1328 sq. ft	No
2	Swimming Pool	24'10" x 10'10"	265 sq. ft	No
3	Bedroom	13'9" x 9'10"	121 sq. ft	Yes
4	Garage	19'9" x 20'3"	401 sq. ft	No
5	Kitchen	13'7" x 9'11"	135 sq. ft	Yes
6	Dining Area	12'11" x 12'8"	163 sq. ft	Yes
7	Laundry	6'0" x 5'7"	33 sq. ft	Yes
8	Primary Bedroom	13'5" x 16'1"	215 sq. ft	Yes
9	Bath	9'11" x 5'1"	46 sq. ft	Yes
10	Bath	4'11" x 7'10"	39 sq. ft	Yes
11	Covered Patio	50'9" x 9'11"	505 sq. ft	No

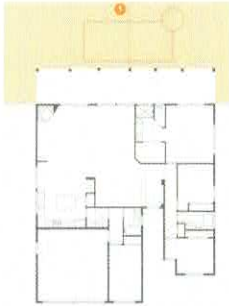
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#		Dimensions	sqft	Counted as living area
12	Bedroom	9'11" x 13'1"	115 sq. ft	Yes
13	Foyer	6'5" x 12'0"	76 sq. ft	Yes
14	Bath	2'11" x 5'11"	15 sq. ft	Yes
15	Hall	3'10" x 10'3"	39 sq. ft	Yes
16	Hall	3'6" x 20'7"	71 sq. ft	Yes
17	Living Room	27'5" x 15'9"	433 sq. ft	Yes
18	Swimming Pool	5'11" x 5'10"	28 sq. ft	No
19	Bath	8'8" x 10'1"	67 sq. ft	Yes
20	Bedroom	9'1" x 15'9"	143 sq. ft	Yes
21	Breakfast Nook	16'5" x 8'7"	138 sq. ft	Yes
22	W.I.C.	8'4" x 5'8"	46 sq. ft	Yes

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1 Floor 1 - Patio



Dimensions: 64'4" x 28'6"
Area: 1328 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Swimming Pool



Dimensions: 24'10" x 10'10"
Area: 265 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

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3 Floor 1 - Bedroom



Dimensions: 13'9" x 9'10"
Area: 121 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Garage



Dimensions: 19'9" x 20'3"
Area: 401 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Kitchen



Dimensions: 13'7" x 9'11"
Area: 135 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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6 Floor 1 - Dining Area



Dimensions: 12'11" x 12'8"
Area: 163 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Laundry



Dimensions: 6'0" x 5'7"
Area: 33 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Primary Bedroom



Dimensions: 13'5" x 16'1"
Area: 215 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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9 Floor 1 - Bath



Dimensions: 9'11" x 5'1"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10 Floor 1 - Bath



Dimensions: 4'11" x 7'10"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

11 Floor 1 - Covered Patio



Dimensions: 50'9" x 9'11"
Area: 505 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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12 Floor 1 - Bedroom



Dimensions: 9'11" x 13'1"
Area: 115 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 1 - Foyer



Dimensions: 6'5" x 12'0"
Area: 76 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 1 - Bath



Dimensions: 2'11" x 5'11"
Area: 15 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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15 Floor 1 - Hall



Dimensions: 3'10" x 10'3"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 1 - Hall



Dimensions: 3'6" x 20'7"
Area: 71 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 1 - Living Room



Dimensions: 27'5" x 15'9"
Area: 433 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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18 Floor 1 - Swimming Pool



Dimensions: 5'11" x 5'10"
Area: 28 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

19 Floor 1 - Bath



Dimensions: 8'8" x 10'1"
Area: 67 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

20 Floor 1 - Bedroom



Dimensions: 9'1" x 15'9"
Area: 143 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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21 Floor 1 - Breakfast Nook



Dimensions: 16'5" x 8'7"
Area: 138 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

22 Floor 1 - W.I.C.



Dimensions: 8'4" x 5'8"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No