

**2600 S Camino Real
Palm Springs, CA 92264**

House features

- On-demand gas water heater (2016)
- Whole house water filter (2016)
- Dual heating and A/C system (main house a/c replaced in 2017)
- Covered open front and rear patios with east and west (mountain and golf course) views
- House wired for music (electronic audio equipment not connected, but included in sale)
- Split master bedrooms – en-suite bathrooms
- Washer/dryer located in house (not garage)
- Owned solar system (2015)
- Desert landscaping
- Top of the line Hunter Douglas Silhouette shades at all windows and sliders
- Front exterior drop shades (2017)
- Gas living room fireplace (fireplace logs and screen new in 2013)
- Low Indian Land Lease fee (\$3,956, due Feb. of each year)
- House wired for security system (Maximum Security)
- Built-in living room bookshelves
- Ceiling height living / dining room Fleetwood sliders
- Under-sink instant hot water heater
- Rear patio faces east so it is in the shade in the afternoon and early evening
- Ample kitchen storage
- Solid core interior doors
- New exterior paint (2019)
- Main water supply line from meter to house replaced in 2017
- Metal roof installed in 2015 (Castro Roofing)
- Ceiling fans w/downlights installed in 3 bedrooms, living room, and front and rear covered patios (no downlights in exterior fans)

Equipment and appliance installation dates

- Whole house water filter: (EWS) 2016
- On-demand water heater: (Navien) 2016
- Living area a/c unit: (Amana) 2017
- Pool pump: (Pentair) 2019
- Kitchen range: (Viking) 2013
- Range exhaust hood: (Bosch) 2013
- Dishwasher (Bosch) 2013
- Refrigerator: (GE) 2018
- Washing machine and dryer (LG - included in sale): 2018
- Solar system: (Potere – now serviced by Hot Purple Energy - 2015
- Garage door: (Mesa) 2015
- New main circuit breaker panel: 2015

Major home improvement dates

- (We believe master bedroom and bath were added and other improvements were completed in 2008, per building permits)
- Kitchen remodeling #1: 2013
- Kitchen remodeling #2: 2015 (Additional cabinets)
- Bathrooms remodeling: 2015 (wall tile, fixtures, cabinetry)
- Metal roof installation: 2015

Special features about this house

- Covered wind-free front and back patios with open views of mountains and golf course (Indian Canyons 2nd fairway, north course)
- Separate HVAC systems for master bedroom, and remainder of house for energy efficiency
- Low maintenance landscape
- Neighbors are full time / seasonal
- Washer and dryer located in house, not garage
- Open front yard enables interaction with neighbors
- No visible utility wires / cables
- Location near all services and good restaurants (Ralph's, Jensens, Ace Hardware, Mr. Lyons, Giuseppe's, Smoketree Burger, Smoketree BBQ, 533 Viet Fusion, Elmers. King's Highway, Koffi, Evzin, etc)
- Ample storage
- No utility wires / cables
- Living room open to views on both sides
- Soaking tub in master bathroom
- Mountain views from every room

2019 total year utility bills

- Electricity \$33. (daytime setting: 81F)
- Gas \$428. (daytime setting: 68F)
- Water \$1067.