

96 Royal St. Georges Way, Rancho Mirage

Your Luxurious Home Awaits

Community Excellence:

- Located in the prestigious Westgate neighborhood of Mission Hills Country Club.
- Exclusive private gated setting within a guard-gated community.
- Spectacular mountain, pond, and golf course views from a spacious .42-acre lot.
- Low HOA dues with fee-simple ownership.

Architectural Brilliance:

- Modern contemporary home with casita.
- Expansive great room with stunning views of the golf course and a private courtyard pool.
- Luxurious indoor-outdoor living facilitated by multi-panel sliding glass doors.
- Enjoy comfort that has been thoughtfully designed, privacy for your family, and sheltered spaces that open up to a delightful pool area, with rooms oriented to bask in the warmth and light from the south.

Refined Interiors:

- State-of-the-art kitchen featuring Sub-Zero/Wolf appliances, natural stone countertops, and an island with bar seating.
- En-suite bathrooms in all bedrooms, with a lavish primary suite boasting a large walk-in closet and freestanding soaking tub.
- High ceilings and natural light enhanced by elegant clerestory windows.
- Spacious great room with high ceilings, designed with a [steel moment frame](#) for openness.
- Large kitchen island crafted from natural stone, featuring seating and integrated display shelves.
- Natural stone countertops in the primary and guest bathrooms.
- Four ensuite bathrooms complemented by a guest powder room.

- Clerestory windows above the great room enhance light flow.
- Smooth [Level 5 Drywall](#) throughout.
- Dual multi-panel sliding glass doors for an integrated indoor/outdoor experience.
- Eight-foot-high solid core doors with polished chrome lever hardware.
- Porcelain tiles sized 24" x 48", laid in entry and communal areas and a Porcelanosa Link wood look floor in the secondary bedrooms.
- Quartz surfaces in laundry and secondary bathrooms.
- Broad 5 ½" baseboards and streamlined caseless door jambs.
- Clean lined, squared interior corners for a modern aesthetic.
- Abundant storage cabinetry for a clutter-free environment.

Outdoor Sanctuary:

- Full-sized saltwater Pebble Tec swimming pool, complete with a tanning shelf and spa.
- Trellis lounge area adjacent to the courtyard pool
- Designer light fixtures enhancing the entry walk and interior courtyard wall
- Elevated fire pit in the backyard with picturesque golf course views.
- Outdoor kitchen with a 42" Wolf gas grill for gourmet outdoor cooking.
- Covered courtyard and rear yard patio, supported by a steel trellis with wooden cross beams.
- Deluxe dual-glazed Low-E aluminum Milgard windows and Arcadia Windows sliding glass doors filled with Argon gas for enhanced insulation.
- Durable concrete block with stucco side yard walls.
- Spacious oversized 3-car tandem garage with a separate entry for a golf cart, featuring sleek modern sectional doors.
- Beautifully landscaped front and rear yards equipped with automatic drip lines.

- Conveniently placed outdoor outlets for holiday lights, including two protected outlets with a switch.
- The courtyard and rear yard patios are pre-wired for speakers, perfect for entertainment.

Gourmet Kitchen: The Culinary Heart of Your New Home

- Countertops and backsplashes of natural stone and limestone.
- High-end Sub-Zero/Wolf/Cove appliances, including:
 - A 48" gas range featuring 6 burners, a griddle, and dual ovens beneath a 48" professional hood liner.
 - A 30" M-series speed oven capable of microwave, convection, and broiling functions.
 - A 30" warming drawer with sleek cabinet paneling.
 - Two 24" dishwashers, seamlessly integrated with cabinet paneling.
 - 30" column refrigerator and 30" freezer and cabinet-facing paneling (60 inches total).
 - Undercounter bar fridge for refreshments.
- An expansive island that offers bar seating, internal storage, and open shelving, all in a modern design.
- Convenient pot filler faucet located at the range.
- Instant hot and purified water dispenser integrated at the kitchen sink.
- Premium Rohl, Allia single basin sink equipped with a Hansgrohe pull-down faucet.
- A secondary sink on the kitchen island dedicated for vegetable prep.
- Sleek European-style flat panel cabinetry featuring concealed hinges, soft-close drawers, and brushed nickel hardware.

Primary Retreat: Elegance Meets Tranquility

- Framed drapery pockets pre-wired for motorized shades.
- Spacious walk-in closet outfitted with custom cabinetry.

- Elegant natural stone countertops featuring a 10” continuous shelf and backsplash.
- Dual undermount sinks paired with contemporary Hansgrohe wall-mounted faucets.
- Expansive zero-entry shower and tub area for seamless access.
- Large porcelain tiles enveloping the shower walls.
- European-style floating cabinetry with concealed hinges, soft-close drawers, and brushed nickel hardware.
- Luxurious 70” freestanding soaking tub from Signature Hardware, complemented by a wall-mounted filler.
- Premium Hansgrohe shower head and hand-held shower fixture for a versatile bathing experience.
- High-efficiency Toto one-piece washlet toilet for modern convenience.

Exclusive Guest Quarters: Comfort and Luxury for Every Stay

- European-style floating cabinetry featuring concealed hinges, soft-close drawers, and brushed nickel pulls.
- Kohler one-piece toilets for streamlined functionality.
- Custom stone countertop with an integral sink in the powder bath.
- Quartz countertops accompanied by full height wall tile backsplashes for elegance and protection.
- Contemporary Hansgrohe fixtures on all undermount sinks.
- Hidden Quartz stone niches in showers for clean storage.
- Spacious zero-entry showers enclosed by ½” glass doors.
- Generously sized walk-in closets for ample storage.
- Casita equipped with a mini-bar sink, undercounter fridge, and open shelving for convenience and display.

Eco-Friendly Energy Solutions

- Oversized 10.8 Kilowatt SunLogix solar system for optimal energy efficiency and comfort.
- Premium Energy Star 5.7 R-Value 'A' class IB roof with a radiant barrier for enhanced insulation.
- Eco-friendly landscaping featuring low-flow drip irrigation and drought-resistant plants with synthetic turf.
- Compliance with Title 24 energy efficiency standards.
- High-performance bronze anodized aluminum windows and sliding doors with dual glazing.
- Environmentally friendly LED recessed lighting throughout
- State-of-the-art Heat Pumps natural gas heating and air conditioning Split System, boasting a 16 SEER rating and 95% AFUE with ultra-low NOX emissions.
- Smart climate control with Nest 3rd Generation Programmable thermostats.
- High-efficiency tankless water heaters with a 0.93 UEF rating.
- Water-conserving fixtures including low-flow shower heads and toilets.
- Superior insulation with 2" x 6" exterior walls featuring R-19 insulation and R-30 rated ceiling spray foam.
- Ready-to-install 1" conduit for electric vehicle chargers.
- GREENGUARD certified quartz countertops for indoor air quality.
- A fully insulated garage, equipped for a mini-split air conditioning system.
- Trio of HVAC systems for personalized climate zones.

State-of-the-Art Smart Home Technology

- Front entry gate equipped with a HoloVision Ring Intercom system.
- Comprehensive fire and life-safety systems, equipped with:
 - Smoke and carbon monoxide detectors throughout.
 - Fire sprinklers for enhanced safety.

- An alarm keypad at the garage entry for convenient access control.
- Hardwired security contacts on all operable doors and windows.
- Integrated smoke and carbon monoxide detectors in the bedroom and garage entry hallways, all connected to the alarm system for immediate alerting.
- Pre-wired with CAT 6 cabling to support high-tech security, multimedia, and smart home systems, including:
 - Wireless access points for robust network coverage.
 - Cameras to enhance security surveillance.
 - Subwoofer for optimal sound quality.
 - Ceiling patio speakers for outdoor audio experiences.
 - Surround sound setup for a comprehensive audio environment.
- Power shades in the primary bedroom and Prewired for Power shades and Lutron window covering shades in the great room.
- Pre-installed flat-panel TV outlets in the great room and primary bedroom.
- Prewired for lighting and ceiling fans in the great room and bedrooms
- Fully equipped with low voltage pre-wiring for connectivity options for internet, cable, telephone, and data in living spaces and bedrooms.
- Prewired for a 5.1 surround sound system in the great room.

Exclusive Details:

- Oversized tandem three-car garage with additional golf cart storage.
- Two rooftop hose bibs for easy solar panel maintenance.
- Dual rooftop HVAC closets suitable for hose storage.

This luxury home offers an unmatched living experience with its thoughtful design, cutting-edge technology, and breathtaking surroundings. Ideal for those seeking elegance and comfort in a prestigious community.