



YOUR KEY TO COACHELLA VALLEY REAL ESTATE

Items of Interest

75980 Nelson Lane, Sunterrace, Palm Desert

PROPERTY INFORMATION

- 4 Bedrooms, 4 baths
- 2,600 sf home, 10,000 sf lot
- Formal entry
- Kitchen nook and breakfast bar seating
- Formal dining room
- Gourmet kitchen with large island and bar seating
- 3-car air-conditioned garage
- Pool and spa
- Age of appliances:
 - 2 A/C units: 4 years old (serviced twice a year)
 - Water heater: 2-3 years old
 - Dishwasher: 2-3 years old
 - Microwave: 1 year old

UPGRADES AND IMPROVEMENTS

- Shutters throughout house
- Custom blinds in family room and kitchen
- Instant hot water in master bath
- Roof is real tile and is double insulated
- Electric vehicle charging station in garage
- Putting green
- Air-conditioned garage

HOA INFORMATION

- Sunterrace HOA
- Management: Albert Management, (760) 346-9000
- Current dues: \$183/month
- Dues include: Gated community, 2 access points, with code and card access

