

Quick Information  
**15 Valencia Dr., Rancho Mirage/ Priced at \$495,000**

1320 sq. ft. per assessor, 2 Bed/ 2 Bath, Built in 1975

New Cambria Quartz countertops, 16 SEER HVAC system, 50 gallon water heater, waterproof bamboo vinyl plank flooring- no carpet, paint. Remodeled throughout.

HOA: \$580.40 + Mandatory Social Dues of \$112.17 + Equity Club dues of \$175.00 = \$867.57 (Includes use of Clubhouse, Sport Courts, Tennis, Fitness, Driving Range, Pickleball and Bocce Ball. (Other Memberships are available)

HOA covers: All exterior common area maintenance, bronze cable package, Wifi, trash, roof, exterior pest control, exterior stucco, exterior earthquake insurance, exterior landscaping, 24 hours security, guarded and gated community, use of sports courts, tennis, pickle and bocce ball, fitness, dining, & driving range.

Pet Rules; 2 pets permitted. Dog Park is currently under consideration. There are several dog waste stations throughout the community for your convenience.

Parking: Garage, driveway, owners can park on street overnight. Guests may use guest parking.

Owners have a minimum spend at Clubhouse of \$400 for an individual and \$800 for a couple.

Rentals: Sunrise CC goes with Rancho Mirage Rules on rentals- 30 days min.

On site Management: They have provided the information above but Buyer is advised to verify with the on-site office. They are very friendly and helpful and are located near the Clubhouse just remodeled w/Fitness Center currently under renovation. You may contact them by phone at (760) 328-6549 or (760) 328-6045.



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