


## Client Detail with Addl Pics Report

Listings as of 08/07/09 at 8:54pm

<b>Active</b> 06/05/09	<b>Listing #</b> 41368654 <b>County:</b> Riverside	<b>2245 Rim Rd Palm Springs, CA 92264-4931</b> <b>Cross St:</b> Cholla	<b>Listing Price:</b> \$859,000 <b>Map:</b> 786, H6
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>
	<b>Area</b>	334-Palm Spr. S. End	<b>Subdivision</b>
	<b>Beds</b>	3	<b>Approx SqFt</b>
	<b>Baths</b>	2	<b>Price/Sq Ft</b>
	<b>Year Built</b>	1983	<b>Lot Sq Ft (approx)</b>
	<b>APN</b>	510223028	<b>Lot Acres (approx)</b>
			Single Fam Res Detch
			Araby
			2935 Assessor
			\$292.67
			20473 ((Other))
			0.470





**Directions** South on Araby Drive (through the wash) Left on Cholla which turns into Rim Road. Just past the small group of mailboxes on your left is a private drive and the house is the third on the left at 2245 Rim Road.

**Public Marketing Remark** Affectionately referred to by the locals in exclusive Araby Cove as the round house on Rim Road, is this exceptional architectural gem designed by noted Palm Springs Architect, James Cioffi. The nearly 3000 sq ft property with almost 1/2 an acre (encompassing two parcel numbers) has three bedrooms and two baths and soaring ceiling heights. In most homes, the kitchen is called the center of the home and this is certainly true here, with a kitchen that looks to the living and dining areas below and also the informal den and eating areas. Walls of glass expose the manicured back yard with pool and spa, with of course, those exceptional views that are so desirable in Araby Cove. The master suite and luxurious bath have been updated and also encompass another round silo with rays of natural streaming light. Situated on a private road with only five other homes this eye catching property offers privacy, views, a large lot and of course, the magic of Araby Cove.

**Publication Info.**

**Rent/Lease** No

**Building Description**

**Building Description** Cathedral/Vaulted (Soaring ceilings), Custom Built, Direct Garage Access (Two car)

**Interior / Exterior**

**Interior/Exterior** Ceiling Fan, Skylights

**Lot / Community Description**

**Golf Course in Dev.** No

**Rooms**

**Rooms** Great Room

**Special Features & View**

**View** City Lights View, Pool View, Mountain View

**Additional Property Features**

**New Construction** No

**School District** Palm Springs Unified

**Fireplace** Yes

**Garage** Double

**Garage Door Opener** Yes

**Foundation** Concrete Slab

**RV Access** No

**Master Suite** Yes

**Walk-In Closet (s)** Yes

**Family Room** Yes

**Living Room** Yes

**Bonus Room** Yes (Could be an office or gym)

**Heating Type** Forced Air, Natural Gas

**AC Type** Central (3 zones Central & Evap)

**Laundry** Individual Room (Off of garage)

**RV Access** No

**Pool** Yes

**Pool Type** Heated & Filtered, In Ground

**Lot #** G

**Horse Property** No

**Fireplace** Outdoor

**Location** Attached

**Description** Block Wall

**Enclosed** Block Wall

**Floors** Pavers, Other - See Remarks (Composite material in Living Room)

**Den/Office** Yes

**Formal Dining Room** Yes

**Eat Area** In Kitchen

**Fam Room** Yes

**Separate Entry** Yes

**Wet Bar** Yes

**Air Conditioning** Yes

**Appl. Incl. in Sale** Dishwasher, Garbage Disposal, Refrigerator, Trash Compactor, Washer, Dryer, Built-In Electric, Built-In Gas

**Dryer Hookup** Gas or Electric

**Patio Type** Concrete Slab

**Pool Location** Private

**Spa** Yes

<b>Spa Description</b>	Private	<b>Roof</b>	Composition
<b>Sewer</b>	In Connected & Paid	<b>Water Source</b>	Private
<b>Water Softener</b>	No	<b>Sprinklers</b>	Front, Side & Rear
<b>Auto Timer</b>	Yes	<b>Residence</b>	Two Levels (Living room is only room down 7 steps)
<b>Unit Location</b>	Not Applicable	<b>Unit Faces</b>	East
<b>TV Services</b>	Cable		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		
<b>Special Circumstances</b>			
<b>Notice Default Filed</b>	No	<b>Short Pay</b>	No
<b>REO/Bank Owned</b>	No	<b>Terms</b>	Cash to New Loan, Owner May Carry (OAC)
<b>Land</b>	Fee	<b>Furnished</b>	No

 <p>August 2009</p>	<p><b>Presented By:</b> <b>Alvin Greenwalt Jr</b>                  Lic: 01715823                  Primary: 760-310-1166                  Secondary: 760-770-6801                  Other:                  E-mail: <a href="mailto:alvin@alvingreenwalt.com">alvin@alvingreenwalt.com</a>                  Web Page: <a href="http://www.alvingreenwalt.com">http://www.alvingreenwalt.com</a></p>	<p><b>Windermere Real Estate</b>                  Lic: 01325548                  71-691 Highway 111                  Rancho Mirage, CA 92270                  760-770-6801  <b>See our listings online:</b>  <a href="http://www.windermerecoachellavalley.com">http://www.windermerecoachellavalley.com</a></p>
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