
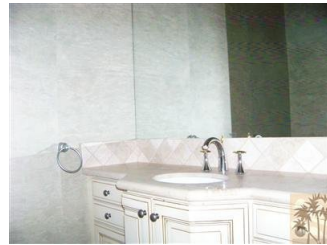


### Client Detail with Addl Pics Report

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

<b>Active 07/07/09</b>	<b>Listing # 21371572</b>	<b>11 Birkdale Cir Rancho Mirage, CA 92270-1491</b>	<b>Listing Price: \$799,900</b>
	<b>County: Riverside</b>	<b>Cross St: Sunningdale</b>	<b>Map: 788, A5</b>
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Fam Res Detch
	<b>Area</b>	321-Rancho Mirage	<b>Subdivision</b> Mission Hills/Stone Ridge
	<b>Beds</b>	3	<b>Approx SqFt</b> 3169
	<b>Baths</b>	3.50	<b>Price/Sq Ft</b> \$252.41
	<b>Year Built</b>	2000	<b>Lot Sq Ft (approx)</b> 9583
	<b>APN</b>	676460011	<b>Lot Acres (approx)</b> 0.220





**Directions** Inverness gate into Mission Hills. Follow Sunningdale StoneRidge on your right, turn right, left on Birkdale Circle, home on left  
**Public Marketing Remark** Bank owned property. Don't miss this opportunity... priced to sell quickly!! Located on the 13th fairway of the Westin Pete Dye course looking towards Mt. San Jacinto and the western mountain ranges. Home offers 3169 sq ft, open floor plan, 3BR/3.5BA, upgraded kitchen with granite coutertops and extended cabinetry. The family room adjacent to the kitchen is separated by a fireplace from the dining room/living room. Gorgeous flagstone flooring with new carpeting in the bedrooms, all the baths are upgraded. Enjoy private refreshing pool/spa and spacious side yard. Fabulous home in very desirable StoneRidge Development. The right location, killer price, beautiful home. Don't wait call today!!!

**Publication Info.****Rent/Lease** No**# Units in Develop.** 45**Seasonal Rental** No**Association Features****Association** Homeowners Assoc**Features****Building Description****Building** Direct Garage Access**Description****Lot / Community Description****Lot/Community Desc** CC&R's, Gated Comm.W/Guard, On The Golf Course, Unit Development/PUD**Golf Course in Dev.** Yes**Rooms****Rooms** Great Room**Special Features & View****View** Golf Course View, Pool View, Mountain View**Additional Property Features****Lot #** 11**Horse Property** No**Fireplace** Living Room**Location****Yard** Yes (back and side)**School District** Other**Fireplace** Yes**Garage** Double (plus golf cart)**Den/Office** No**Floors** Wall to Wall Carpet, Other - See Remarks (Flagstone tile)**Formal Dining Room** No (part of great room / living room)**Eat Area** Area, Brkfast Counter/Bar, Breakfast Nook**Great Room** Yes**Heating Type** Forced Air**AC Type** Central**Family Room** No**Living Room** Yes**Air Conditioning** Yes**Laundry** Individual Room**Patio Type** Concrete Slab, Covered**Pool Location** Private**Spa** Yes**Roof** Spanish Clay Tile, Tar & Gravel**Water Source** District**Auto Timer** Yes**Appl. Incl. in Sale** Dishwasher, Garbage Disposal, Microwave, Trash Compactor, Built-In Gas**Patio** Yes**Pool** Yes**Pool Type** Heated & Filtered, In Ground**Spa Description** In Ground**Sewer** Unknown**Sprinklers** Front, Side & Rear**Residence Descrip.** One Level**Unit Location** Not Applicable**Special Circumstances****REO/Bank Owned** Yes**Land****Furnished** Fee**Furnished** No**Terms** Cash, Cash to New Loan**Assoc Dues #1** \$330.00

	<b>Presented By:</b> <b>Alvin Greenwalt Jr</b>	<b>Windermere Real Estate</b>
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