

## Client Detail with Addl Pics Report

Listings as of 02/20/10 at 1:39pm

**Active 01/04/10 Listing # 41386844 32200 Cathedral Canyon Dr #94 Cathedral City, CA 92234-4071 Listing Price: \$38,900**  
**County: Riverside Cross St: Ramon Rd. Map: 787, E3**



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	336-Cathedral City S	<b>Subdivision</b>	Cathedral Villas
<b>Beds</b>	2	<b>Approx SqFt</b>	887 Assessor
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$43.86
<b>Year Built</b>	1985	<b>Lot Sq Ft (approx)</b>	871 ((Assessor))
<b>APN</b>	680261094	<b>Lot Acres (approx)</b>	0.020

**Directions** Cathedral Villas - Cathedral Canyon Dr in Cathedral City between Ramon Rd and Dinah Shore Dr, north side of the street.  
**Public Marketing Remark** \*\*BANK REO\*\* Talk about the THREE L's, this condo has it! This East facing, 2nd floor unit offers 2BD/1BA, 867 sqft w/private balcony PLUS detached 1 car garage. Located in the heart of Cathedral City, Cathedral Villas offers park like grounds - huge greenbelts covered w/mature palm tree's for shade, sparkling pool and spa area, laundry facility and low HOA dues, \$220/mo (water/trash/pool/landscaping). Just a short walk to shopping, entertainment and other personal services. Unit needs paint, carpet, interior doors and tub replacement.

### Publication Info.

**Rent/Lease** No **# Units in Develop.** 106

### Association Features

**Association Features** Homeowners Assoc, Assoc Maint/Lndscp'g, Assoc Pool, Assoc Spa, Assoc Trash Paid (and water)

### Building Description

**Building Description** Fixer (paint, carpet, tub, interior doors)

### Lot / Community Description

**Lot/Community Desc** CC&R's, Curbs/Walks, Gated Community, Gated Parking **Golf Course in Dev.** No

### Special Features & View

**View** City Lights View, Desert View, Panoramic View, Mountain View

### Additional Property Features

<b>Lot #</b> 94	<b>School District</b> Palm Springs Unified
<b>Horse Property</b> No	<b>Fireplace</b> No
<b>Garage</b> Single	<b>Garage Description</b> Detached
<b>Floors</b> Wall to Wall Carpet (throughout)	<b>RV Access</b> No
<b>Den/Office</b> No	<b>Formal Dining Room</b> No
<b>Eat Area</b> Family Kitchen	<b>Family Room</b> No
<b>Living Room</b> Yes	<b>Heating Type</b> Forced Air
<b>Air Conditioning</b> Yes	<b>AC Type</b> Central
<b>Laundry</b> Community, Individual Room	<b>RV Access</b> No
<b>Patio</b> Yes	<b>Patio Type</b> Balcony
<b>Pool</b> Yes	<b>Pool Location</b> Community
<b>Pool Type</b> In Ground	<b>Spa</b> Yes
<b>Spa Description</b> Community	<b>Roof</b> Tar & Gravel
<b>Sewer</b> In Connected & Paid	<b>Water Source</b> District
<b>Residence Descrip.</b> Three or More (total development 3 stories), Mid Level (2nd floor, east facing)	<b>Unit Location</b> Second Floor (east facing)
<b>Unit Faces</b> East (outside unit, back of development)	<b>TV Services</b> Cable (new homeowner to purchase)

### Financial Information

**Trnsfr of Possession** Close of Escrow (at conformation of recordation)

### Special Circumstances

<b>REO/Bank Owned</b> Yes	<b>Terms</b> Cash (ONLY, NO FHA OR CONV)
<b>Land</b> Fee (YOU OWN, NO LAND LEASE)	<b>Assoc Dues #1</b> \$220.00 (water/trash, buyer to verify)
<b>Furnished</b> No	

### Presented By:



### Alvin Greenwalt Jr

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 Other:

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**See our listings online:**

<http://www.windermerecoachellavalley.com>

February 2010

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## Client Detail with Addl Pics Report

Listings as of 02/20/10 at 1:39pm

<b>Active 01/19/10</b>	<b>Listing # 21388320</b> <b>County: Riverside</b>	<b>35528 Paseo Circulo E Cathedral City, CA 92234-7125</b> <b>Cross St: Paseo Real</b>	<b>Listing Price: \$134,900</b> <b>Map: 787, E6</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	336-Cathedral City S	<b>Subdivision</b>	Cathedral Canyon CC
<b>Beds</b>	2	<b>Approx SqFt</b>	1550 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$87.03
<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b>	2178 ((Assessor))
<b>APN</b>	687294023	<b>Lot Acres (approx)</b>	0.050



**Directions** Enter at the Date Palm Gate - there is a number at the gate to call for admittance

**Public Marketing Remark** Move In Condition - Tile throughout and new appliances. Private Courtyard Entry and direct entry from double

garage into kitchen. Granite tile counter tops and smooth ceilings throughout. This Country Club has 27 holes of golf with beautiful lakes and flowers - very affordable rates and great membership deals.

**Publication Info.**

**Rent/Lease** No

**Association Features**

**Association Features** Homeowners Assoc, Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa, Assoc Tennis

**Building Description**

**Building Description** End Unit

**Lot / Community Description**

**Lot/Community Desc** CC&R's, Gated Community

**Golf Mem Available** Yes

**Golf Course in Dev.** Yes

**Additional Property Features**

**Lot #** 1  
**Horse Property** No  
**Garage** Double  
**Floors** Ceramic Tile  
**Formal Dining Room** No  
**Family Room** No  
**Air Conditioning** Yes  
**Laundry** Inside  
**Patio Type** Concrete Slab  
**Pool Location** Community  
**Spa** Yes  
**Roof** Concrete Tile, Tar & Gravel  
**Residence Descrip.** One Level, Ground Level  
**Unit Faces** West

**School District** Palm Springs Unified  
**Fireplace** No  
**Garage Description** Attached  
**Den/Office** No  
**Eat Area** Brkfast Counter/Bar  
**Heating Type** Forced Air  
**AC Type** Central  
**Patio** Yes  
**Pool** Yes  
**Pool Type** Heated & Filtered, In Ground  
**Spa Description** Community  
**Sewer** In Connected & Paid  
**Unit Location** Ground Floor, End Unit  
**TV Services** Cable

**Financial Information**

**Trnsfr of Possession** Close of Escrow

**Special Circumstances**

**REO/Bank Owned** Yes  
**Land** Lease  
**Lease Expires MM/YY** 9/51  
**Prop. Trans Fee** Yes

**Terms** Cash, Cash to New Loan  
**Lease Amnt / Yr.** \$2165.28  
**Assoc Dues #1** \$430.00 (monthly)  
**Furnished** No

**Presented By:**



**Alvin Greenwalt Jr**

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Listings as of 02/20/10 at 1:39pm

<b>Active</b> 12/03/09	<b>Listing #</b> 21384563 <b>County:</b> Riverside	<b>36155 Avenida De Las Montana Cathedral City, CA 92234-1581</b> <b>Cross St: Plumley Road</b>	<b>Listing Price: \$139,900</b> <b>Map: 787, G7</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	336-Cathedral City S	<b>Subdivision</b>	Rio Del Sol
<b>Beds</b>	2	<b>Approx SqFt</b>	1095
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$127.76
<b>Year Built</b>	1984	<b>Lot Sq Ft (approx)</b>	3920
<b>APN</b>	009610124	<b>Lot Acres (approx)</b>	0.090



**Public Marketing Remark** Great condo located in a gated community. Tile flooring and single car garage.

**Publication Info.**

<b>Rent/Lease</b>	No		
<b>Association Features</b>			
<b>Association Features</b>	Homeowners Assoc		
<b>Additional Property Features</b>			
<b>Lot #</b>	42	<b>School District</b>	Other
<b>Horse Property</b>	No	<b>Fireplace</b>	No
<b>Garage</b>	Single	<b>Den/Office</b>	No
<b>Formal Dining Room</b>	No	<b>Family Room</b>	No
<b>Air Conditioning</b>	Yes	<b>Pool</b>	Yes
<b>Pool Location</b>	Community	<b>Pool Type</b>	In Ground
<b>Spa</b>	Yes	<b>Spa Description</b>	Community
<b>Roof</b>	Concrete Tile	<b>Sewer</b>	Unknown
<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	Not Applicable
<b>Special Circumstances</b>			
<b>REO/Bank Owned</b>	Yes	<b>Terms</b>	Cash, Cash to New Loan
<b>Land</b>	Lease	<b>Lease Amnt / Yr.</b>	\$1355.52
<b>Lease Expires MM/YY</b>	01/46	<b>Assoc Dues #1</b>	\$402.00 (Buyer to verify)
<b>Furnished</b>	No		

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