

Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:53pm

Active 04/26/11	Listing # 21426905 County: Riverside	74735 Arroyo Dr Indian Wells, CA 92210-7357 Cross St: Vintage Dr West	Listing Price: \$424,900 Map: 848, H3
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	325-Indian Wells	Subdivision	Vintage Country Club
Beds	2	Approx SqFt	2282
Baths(FTHQ)	3 (2 1 0 0)	Price/Sq Ft	\$186.20
Year Built	1982	Lot Sq Ft (approx)	4356
APN	625321028	Lot Acres (approx)	0.100





Directions South on Cook St to the Vintage entrance.

Public Marketing Remark Enjoy the lifestyle that only Vintage Country Club can offer - an exclusive ambiance, fabulous golf and other amenities and magnificent views. This Cottage has master suite, guest suite and powder room with shower. The architecture captures space, volume and light through the use of vaulted ceilings, over sized windows, sliding glass doors, and clerestory windows. Living room, dining room and kitchen are ample. The front courtyard entry is private and the 2 car garage and golf cart garage are well located. The property is close to the community recreation area with pool, spa, restrooms and barbecue area. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. For HomePath info please go to www.HomePath.com. Request up to 3.5% of the final sales price for closing cost assistance! Click HomePath.com Special Offers for more details or ask me. Eligibility restrictions apply. No repairs or warranties.

Residence Descrip.	One Level	Unit Location	Not Applicable
Entry Floor Number	0	Rent/Lease	No
Sale Type		AC Type	Central
REO/Bank Owned	Yes	Lot/Community Desc	CC&R's, Gated Comm.W/Guard
Total Floors in Bldg	0	Pool Description	Community Pool
Fireplace	Yes	Spa Description	Community
Pool	Yes	School District	Other
Spa	Yes	Garage	Double (Plus golf cart garage)
Security	Gated Comm. W Guard	Parking Description	Golf Cart Garage
Additional Property Features		Covered Prkg Total	0.00
Lot #	39	Sewer	In Connected & Paid
Horse Property	No	Land	Fee
# of Remote Controls	0	Assoc Dues #2	\$1100.00 (per month - buyer to verify)
Other Prkg Spc Total	0.00		
Roof	Concrete Tile		
Financial Information			
Terms	Cash, Cash to New Loan		
Assoc Dues #1	\$610.00 (per month - buyer to verify)		
Furnished	No		

Presented By:

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See our listings online:

<http://www.WindermereSoCal.com>

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 U.S. Patent 6,910,045



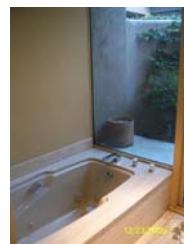
Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:53pm

Active 05/05/11	Listing # 21427723 County: Riverside	74695 Arroyo Dr Indian Wells, CA 92210-7356 Cross St: Vintage Dr. West	Listing Price: \$479,000 Map: 848, H3
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Prop Type	Residential	Prop Subtype(s)	Condominium Detached
Area	325-Indian Wells	Subdivision	Vintage Country Club
Beds	2	Approx SqFt	2378 Assessor
Baths(FTHQ)	3 (2 1 0 0)	Price/Sq Ft	\$201.43
Year Built	1982	Lot Sq Ft (approx)	4356 ((Assessor))
APN	625323020	Lot Acres (approx)	0.100



Directions From Highway 111, head south on Cook St., turns into Vintage Dr. at Stop sign, enter gates, make your second right onto Cassandra Ct. make your first left onto Arroyo.

Public Marketing Remark This charming Plan B Cottage offers eastern expose on its patio's, private front courtyard entry & 2 car plus golf cart garages. The living room has oversized windows, sliders and adjoins the step up dining room and ample sized kitchen. The cottage has 2 bedrooms each with a private bath and powder room with shower.

Residence Descrip.	One Level (Step down living room)	Unit Location	Not Applicable
Entry Floor Number	0	Rent/Lease	No
Sale Type	Yes	Association Features	Assoc Club Hse/Rec, Assoc Gym/Exercise, Assoc Maint/Lndscp'g, Assoc Sauna, Assoc Tennis
REO/Bank Owned	Yes	Golf Mem Available	Yes (Application with club approval)
Builders Model Name	Plan B Cottage	Total Floors in Bldg	0
Golf Course in Dev.	Yes (2 18 Hole Courses)	AC Type	Air Conditioning, Central
Building Description	Cathedral/Vaulted	Floors	Wall to Wall Carpet, Ceramic Tile
Interior/Exterior Fencing	Wet Bar, Double Door Entry	Fireplace	Yes
Patio	Stucco Wall	Fireplace Location	Living Room
Patio Description	Yes	Pool	Yes
Lot/Community Desc	Concrete Slab	Spa	Yes
Pool Description	Gated Comm.W/Guard, Gated Community, CC&R's	Rooms	Living Room, Entry
Spa Description	Community Pool, Heated & Filtered, In Ground, Association Pool	View	Park or Green Belt, Lake View
Eat Area	Association Spa, In Ground, Community	School District	Other
Additional Property Features	Formal Dining Room, Brkfast Counter/Bar, Dining Ell	Garage	Double (Plus golf cart)
Lot #	38	Parking Features	Driveway
Horse Property	No		
# of Remote Controls	0		

Other Prkg Spc Total
Laundry
Sewer

0.00
Individual Room
Unknown

Covered Prkg Total
Roof

0.00
Spanish Clay Tile

Financial Information

Terms
Assoc Dues #1
Furnished

Cash to New Loan, Cash
\$610.00 (Master HOA)
No

Land
Assoc Dues #2
HOA Pet Rules

Fee
\$1100.00 (Cottage West)
Assoc Pet Rules-Call

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May 2011

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