


Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 02/07/09	Listing # 21362731 County: Riverside	74380 El Camino #13 Palm Desert, CA 92260-4429 Cross St: Deep Canyon and Pano	Listing Price: \$34,900 Map: 848, H1
	Prop Type	Residential	Prop Subtype(s)
	Area	323-Palm Desert S.	Subdivision
	Beds	1	Approx SqFt
	Baths	1	Price/Sq Ft
	Year Built	1963	Lot Sq Ft (approx)
	APN	625340021	Lot Acres (approx)
			600 Assessor
			\$58.17
			436 ((Assessor))
			0.010



Directions In Between Deep Canyon and Panorama, El camino runs Parallel to HWY 111.

Public Marketing Remark This is a beautiful retro style studio condo hotel with 52 units. It is located on the second floor and has a view of the mountains from the balcony. Located close to shopping and local restaurants in Palm Desert. HOA includes all Utilities. Units are rented by the day/weekend/month.

Publication Info.

Rent/Lease Yes
Special Features & View
View Mountain View
Additional Property Features
Lot # 1
Horse Property No
Garage None
Den/Office No

Family Room No
Air Conditioning Yes
Laundry Inside

Pool Yes
Pool Type In Ground
Spa Description Community
Sewer In Street Paid
Residence One Level
Descrp.
Special Circumstances
REO/Bank Yes
Owned
Land Fee

School District Desert Sands Unified
Fireplace No
Floors Wall to Wall Carpet
Formal Dining Room Yes
Heating Type Forced Air
AC Type Central
REO/Bank Yes
Owned
Pool Location Community
Spa Yes
Roof Tar & Gravel
Water Source District
Unit Location Second Floor

Terms Cash to New Loan

Furnished No

Presented By:	Alvin Greenwalt Jr	Windermere Real Estate
	Primary: 760-310-1166 Secondary: 760-770-6801 Other:	71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online:



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June 2009

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 10/24/08	Listing # 41347919 County: Riverside	72756 Willow St #3 Palm Desert, CA 92260-5370 Cross St: Hwy 74	Listing Price: \$64,900 Map: 848, D3
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Indian Creek Villas
Beds	2	Approx SqFt	840
Baths	1	Price/Sq Ft	\$77.26
Year Built	1971	Lot Sq Ft (approx)	436
APN	628201009	Lot Acres (approx)	0.010



Directions Hwy 74 to Shadow Mountain(Right),Left on Frontage then right on Willow. the property is on the Right hand side.
Public Marketing Remark HUGE REDUCTION**Bank Owned property located in Indian creek Villas. This property needs some updating but is the best deal around. This property is a must see and is priced to sell.

Publication Info.

Rent/Lease No

Association Features

Association Assoc Maint/Lndscp'g, Assoc Util Pd-Call

Features

Lot / Community Description

Lot/Community CC&R's
Desc

Additional Property Features

Lot # 14
Horse Property No
Fireplace No
Den/Office No

School District Desert Sands Unified
Assessments Unknown
Garage Single
Formal Dining Room No
Air Conditioning Yes
Pool Yes


Family Room No
REO/Bank Owned Yes
Pool Location Community
Spa Yes
Roof Comp/Shingle
Residence Two Levels
Descrip.

Pool Type Gunite
Spa Description Community
Sewer Unknown
Unit Location Not Applicable

Special Circumstances

REO/Bank Owned Yes
Land Fee
Furnished No

Terms Auction, Cash, Cash to New Loan, Fannie Mae, FHA Loan, Freddie Mac
Assoc Dues #1 \$240.00 (Buyer To Verify)

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 04/22/09	Listing # 41365169 County: Riverside	40913 Whirling Wind Dr Palm Desert, CA 92211-7295 Cross St: Washington	Listing Price: \$66,400 Map: 819, F4
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Royal Palms Condos
Beds	1	Approx SqFt	750 Assessor
Baths	1	Price/Sq Ft	\$88.53
Year Built	1985	Lot Sq Ft (approx)	714 ((Assessor))
APN	632081001	Lot Acres (approx)	0.016



Public Marketing Remark Great Location And Priced To Sell!! End Unit with 1 Bedroom And 1 Bathroom Condo In A Gated Community. Community Pool/Spa Is On The Back Of This Condo, Almost Like Having It In Your Back Yard. This Is A Perfect Condo For Vacation Or Rental Property. Bank Owned Condo And Sold AS-IS. Make An Offer Today!

Publication Info.

Rent/Lease No

Association Features

Association Features Assoc Barbecue, Assoc Club Hse/Rec, Assoc Gym/Exercise, Homeowners Assoc, Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa

Building Description

Building Description End Unit, Main Floor Bdrm

Lot / Community Description

Lot/Community Desc CC&R's, Curbs/Walks, Gated Community

Additional Property Features

Lot # 1
Horse Property No
Garage None (Carport)
Formal Dining Room No
Air Conditioning Yes

School District Desert Sands Unified
Fireplace No
Den/Office No
Family Room No
REO/Bank Owned Yes

Pool Yes
Pool Type In Ground
Spa Description Community
Sewer In Connected & Paid (Buyer To Verify)

Pool Location Community
Spa Yes
Roof Concrete Tile
Residence Descrip. One Level, Gnd-lvl, No Unt Above

Unit Location Ground Floor, End Unit
Financial Information

Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes
Land Fee
Furnished No

Terms Cash, Cash to New Loan

Assoc Dues #1 \$222.00 (Buyer To Verify!)

Presented By:

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Windermere Real Estate



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Rancho Mirage, CA 92270
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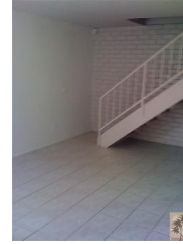
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/25/09	Listing # 21370543 County: Riverside	72667 Raven Rd #3 Palm Desert, CA 92260-8344 Cross St: Highway 74	Listing Price: \$80,190 Map: 848, D3
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Indian Creek Villas
Beds	2	Approx SqFt	840 Assessor
Baths	1	Price/Sq Ft	\$95.46
Year Built	1971	Lot Sq Ft (approx)	436 ((Assessor))
APN	628242035	Lot Acres (approx)	0.010



Directions Take MONTEREY AVE until it becomes PINES TO PALMS HWY/CA-74 W. Turn RIGHT onto BURSER AVE. Turn LEFT onto CA-74. Turn RIGHT onto RAVEN RD. End at 72667 Raven Rd Unit 3 Palm Desert, CA 92260-8344

Public Marketing Remark This corporate owned condo is in move-in condition. It features two bedrooms upstairs with common rooms downstairs. Buyer must be prequalified to include verification of income, credit and down payment. Being sold as is/where is.

Publication Info.

Rent/Lease Yes

Association Features

Association Homeowners Assoc, Assoc Maint/Lndscp'g,

Features Assoc Pool

Building Description

Building End Unit

Description

Lot / Community Description

Lot/Community CC&R's

Desc

Golf Course in Dev. No

Special Features & View

View Mountain View, Valley View

Additional Property Features

Lot # 26

Horse Property No

Fireplace No

School District Desert Sands Unified

Assessments Special Assessments (\$330.70/year)

Fireplace Location Living Room

Garage Attached

Garage Single (shared with neighbor)

Description

Floors Ceramic Tile, Wall to Wall Carpet

Den/Office No

Formal Dining Room No

Eat Area Area

Family Room No

Heating Type Forced Air

Air Conditioning Yes (Buyer to verify condition)

AC Type Central

Laundry Area

Patio Yes

REO/Bank Yes

Pool Yes

Owned

Pool Location Community

Pool Type In Ground

Spa Yes

Spa Description Community

Roof Tar & Gravel

Sewer In Connected & Paid

Residence Two Levels
Descrip.
Financial Information
Trnsfr of Possession Close of Escrow
Special Circumstances
REO/Bank Owned Yes
Land Fee
Furnished No

Unit Location End Unit
Terms Cash, Cash to New Loan
Assoc Dues #1 \$220.00 (per month)

Presented By:	Alvin Greenwalt Jr	Windermere Real Estate
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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/08/09	Listing # 21369333 County: Riverside	77835 California Dr #C12 Palm Desert, CA 92211-8053 Cross St: Washington	Listing Price: \$84,900 Map: 819, E5
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Palm Desert C.C. Vil
Beds	1	Approx SqFt	750 Assessor
Baths	1	Price/Sq Ft	\$113.20
Year Built	1973	Lot Sq Ft (approx)	871 ((Assessor))
APN	637063034	Lot Acres (approx)	0.020



Public Marketing Remark **Bank Owned** Centrally located 1 bedroom & 1 bath condo in Palm Desert. Unit is located on 2nd floor of a walk up building is light and bright. There is an open living room with alarge balcony and views of the pool & spa area. Aggressively priced - Don't miss this fantastic opportunity.

Publication Info.

Rent/Lease No

Association Features

Association Homeowners Assoc, Assoc Pool, Assoc Spa

Features

Lot / Community Description

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

Special Features & View

View Pool View

Additional Property Features

Lot # 34

Horse Property No

Garage None

Den/Office No

Eat Area Brkfast Counter/Bar

Heating Type Forced Air

AC Type Central

REO/Bank Owned Yes

School District Desert Sands Unified

Fireplace No

Floors Vinyl Tile, Wall to Wall Carpet

Formal Dining Room No

Family Room No

Air Conditioning Yes

Laundry Inside

Patio Type Balcony

Pool Yes
Spa Yes
Roof Composition
Water Source District

Pool Location Community
Spa Description Community
Sewer In Connected & Paid
Residence One Level
Descrip.

Unit Location Second Floor
Financial Information
Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes
Land Fee

Terms Cash, Cash to New Loan, FHA Loan

Furnished No

Presented By:

Alvin Greenwalt Jr

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June 2009

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/16/09	Listing # 21369835 County: Riverside	74800 Sheryl Ave #8-2 Palm Desert, CA 92260-2067 Cross St: Cook	Listing Price: \$95,040 Map: 818, H6
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	322-Palm Desert N.	Subdivision	Vista Palm Desert
Beds	2	Approx SqFt	825
Baths	2	Price/Sq Ft	\$115.20
Year Built	1990	Lot Sq Ft (approx)	1742
APN	624243030	Lot Acres (approx)	0.040



Directions Fred Waring to Cook west to Sheryl ave Vista Palm Desert on the Left enter gate facing Sheryl.. Building 8 #2
Public Marketing Remark This 2 bedroom 2 bathroom unit has vaulted ceilings in the living room dining room and one bedroom, Master has walking closet. A park like view Pergo flooring. This home won't last at this price bring all offers.. Building 8 Unit 2

Publication Info.

Rent/Lease No

Association Features

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

Building Description

Building Cathedral/Vaulted, End Unit
Description

Interior / Exterior

Interior/Exterior Ceiling Fan

Lot / Community Description

Lot/Community CC&R's, Curbs/Walks, Gated Community
Desc

Additional Property Features

Lot # 1
Horse Property No
Garage None

School District Other
Fireplace No
Parking Parking Space
Description
Floors Other - See Remarks (Pergo)
Formal Dining Yes

of Carports #1
Den/Office No

Family Room No
Heating Type Forced Air
REO/Bank Owned Yes
Pool Location Community
Spa Yes
Roof Concrete Tile
Residence Descrip. One Level, Top Level
Special Circumstances
REO/Bank Owned Yes
Land Fee
Furnished No

Room
Living Room Yes
Air Conditioning Yes
Pool Yes
Pool Type In Ground
Spa Description Community, In Ground
Sewer Unknown
Unit Location Not Applicable
Terms Cash to New Loan
Assoc Dues #1 \$295.00

Presented By:

Alvin Greenwalt Jr

Windermere Real Estate



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Secondary: 760-770-6801
Other:

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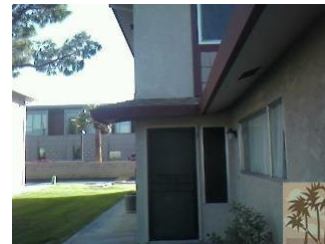
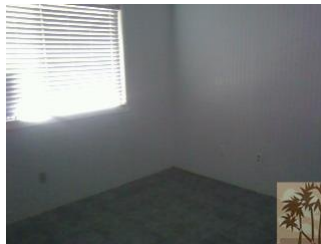
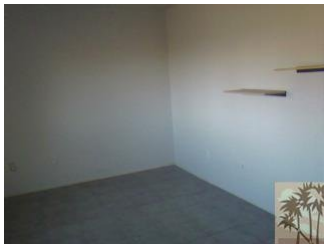
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 04/13/09	Listing # 21364308 County: Riverside	72619 Thrush Rd #3 Palm Desert, CA 92260-8353 Cross St: Frontage Rd	Listing Price: \$98,900 Map: 848, D3
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Indian Creek Villas
Beds	2	Approx SqFt	840
Baths	1	Price/Sq Ft	\$117.74
Year Built	1971	Lot Sq Ft (approx)	436
APN	628241019	Lot Acres (approx)	0.010



Public Marketing Remark Corporate owned. Located high up in Palm Desert. This two bedroom end unit is one of the best two-story homes in Indian Creek Villas. It's a great value.

Publication Info.

Rent/Lease No
Additional Property Features
Lot # 26
Horse Property No
Garage Single
Formal Dining Room Yes
Air Conditioning Yes

School District Desert Sands Unified
Fireplace No
Den/Office No
Family Room No
REO/Bank Owned Yes

Pool Yes
Pool Type In Ground
Spa Description Community
Sewer In Connected & Paid

Pool Location Community
Spa Yes
Roof Comp/Shingle
Residence Two Levels
Descrip.

Unit Location End Unit
Special Circumstances
REO/Bank Yes
Owned
Land Fee
Furnished No

Terms Cash, Cash to New Loan
Assoc Dues #1 \$162.00

Presented By:

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Secondary: 760-770-6801
Other:

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/03/09	Listing # 21368710 County: Riverside	48980 Desert Flower Dr Palm Desert, CA 92260-6278 Cross St: HWY 74	Listing Price: \$149,900 Map: 848, D5
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Mountainback
Beds	2	Approx SqFt	1118 Assessor
Baths	1	Price/Sq Ft	\$134.08
Year Built	1973	Lot Sq Ft (approx)	1307 ((Assessor))
APN	652210009	Lot Acres (approx)	0.030



Directions Highway 74 to Desert Flower

Public Marketing Remark BANK REPO! Hurry on this one folks...Corner location, great patio, parking directly in front of unit. Inside are 2 bedrooms, 1 bath with additional vanity area. Needs cosmetic work, but at this price, WOW!

Publication Info.

Rent/Lease No

Association Features

Association Homeowners Assoc

Features

Building Description

Building End Unit, Repairs Cosmetic

Description

Lot / Community Description

Lot/Community CC&R's

Desc

Special Features & View

View Mountain View

Additional Property Features

Lot # 9

Horse Property No

Garage None

Formal Dining No

Room

Air Conditioning Yes

REO/Bank Yes

Owned

Pool Location Community

Spa Yes

Roof Concrete Tile

Residence One Level

Descrip.

Special Circumstances

REO/Bank Yes

Owned

Land Fee

School District Other

Fireplace No

Den/Office No

Family Room No

AC Type Central

Pool Yes

Pool Type In Ground

Spa Description Community

Sewer Unknown

Unit Location End Unit

Terms Cash, Cash to New Loan

Furnished No

Presented By:	Alvin Greenwalt Jr	Windermere Real Estate
 June 2009	Primary: 760-310-1166 Secondary: 760-770-6801 Other:	71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online:
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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 02/12/09	Listing # 21358789 County: Riverside	73550 Dalea Ln Palm Desert, CA 92260-6835 Cross St: Mariposa	Listing Price: \$169,900 Map: 848, F5
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Ironwood Country Clu
Beds	2	Approx SqFt	1164 Assessor
Baths	1.50	Price/Sq Ft	\$145.96
Year Built	1974	Lot Sq Ft (approx)	1307 ((Assessor))
APN	655201006	Lot Acres (approx)	0.030



Directions Go to the main gate on Mariposa. Will need to provide gaurd with id and business card.

Public Marketing Remark Light & bright unit, freshly painted and ready to move in. Great community with lots of amenities like community, pool, spa and more.

Publication Info.

Rent/Lease No

Association Features

Association Assoc Pool, Assoc Spa

Features

Lot / Community Description

Lot/Community Desc CC&R's, Gated Comm.W/Guard

Golf Course in Dev. Yes

Additional Property Features

Lot #	6	School District	Desert Sands Unified
Horse Property	No	Fireplace	No
Garage	None	# of Carports	#1
Den/Office	No	Formal Dining Room	No
Family Room	No	Air Conditioning	Yes
AC Type	Central	REO/Bank Owned	Yes
Pool	Yes	Pool Location	Community
Pool Type	In Ground	Spa	Yes
Spa Description	In Ground	Roof	Other (buyer to verify)
Sewer	In Street Paid	Residence Descr.	One Level
Unit Location	Not Applicable	TV Services	Cable
Special Circumstances		Terms	Cash, Cash to New Loan
REO/Bank Owned Land	Yes Fee	Furnished	No

Presented By:	Alvin Greenwalt Jr	Windermere Real Estate
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June 2009		

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/18/09	Listing # 41369979 County: Riverside	73500 Encelia Pl Palm Desert, CA 92260-6820 Cross St: Portola	Listing Price: \$179,190 Map: 848, F5
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Ironwood Country Clu
Beds	2	Approx SqFt	1214
Baths	2	Price/Sq Ft	\$147.60
Year Built	1974	Lot Sq Ft (approx)	1307
APN	655192012	Lot Acres (approx)	0.030



Directions Portola to Ironwood CC, then straight to Encelia and turn right, condo on right.
Public Marketing Remark Bank owned attached condo with great location next to comm. pool. This condo was in the process of being remodeled and has some very nice features but otherwise sold as-is. This condo has 2 bedrooms and 2 baths, private front courtyard of one of the bedrooms, master has slider to back patio, carport parking, high vaulted ceilings and newer kitchen, washer/dryer off side patio in side room. Very nice development in Ironwood Country Club.

Publication Info.

Rent/Lease No

Association Features

Association Assoc Club Hse/Rec, Homeowners Assoc,
Features Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Sauna, Assoc Tennis

Building Description

Building Cathedral/Vaulted, End Unit, Fixer, Main Floor
Description Bdrm

Lot / Community Description

Lot/Community CC&R's, Gated Comm.W/Guard
Desc

Additional Property Features

Lot # 24
Horse Property No
Garage None
Formal Dining Room No

School District Other
Fireplace No
Den/Office No
Family Room Yes

Heating Type Forced Air
AC Type Central

Air Conditioning Yes
REO/Bank Yes

Pool Yes
Pool Type Gunite
Spa Description Private
Sewer In Connected & Paid

Owned
Pool Location Community
Spa Yes
Roof Composition
Residence One Level
Descrip.

Unit Location Ground Floor

Financial Information

Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes
Land Fee
Furnished No

Terms Cash, Cash to New Loan

Assoc Dues #1 \$510.00

Presented By:	Alvin Greenwalt Jr	Windermere Real Estate
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June 2009

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/25/09	Listing # 21370534 County: Riverside	49025 Mariposa Dr Palm Desert, CA 92260-6843 Cross St: Portola Ave	Listing Price: \$209,880 Map: 848, F5
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Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Ironwood Country Clu
Beds	2	Approx SqFt	1525 Assessor
Baths	3	Price/Sq Ft	\$137.63
Year Built	1980	Lot Sq Ft (approx)	1742 ((Assessor))
APN	655350034	Lot Acres (approx)	0.040



Public Marketing Remark Wow! Great condo located in Ironwood Country Club! Approx. 1525 Sqft with 2 bedrooms and 3 baths. Open living room, dining area, kitchen w/ eating bar, two car garage, private spa and more! Sold in AS-IS Condition!

Publication Info.

Rent/Lease No

Association Features

Association Homeowners Assoc, Assoc Pool, Assoc Spa

Features

Building Description

Building Cathedral/Vaulted, Direct Garage Access

Description

Lot / Community Description

Lot/Community CC&R's, Gated Comm.W/Guard

Desc

Additional Property Features

Lot # 34
Horse Property No
Garage Double
Den/Office No

Family Room No
AC Type Central
REO/Bank Yes
Owned
Pool Location Community
Spa Yes
Roof Spanish Clay Tile
Residence Split Level
Descrip.

School District Other
Fireplace No
Foundation Concrete Slab
Formal Dining Room No
Air Conditioning Yes
Laundry In Garage
Pool Yes

Pool Type In Ground
Spa Description Community, Private
Sewer In Connected & Paid
Unit Location Not Applicable

Financial Information

Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes
Land Fee
Furnished No

Terms Cash, Cash to New Loan

Assoc Dues #1 \$575.00 (Buyer to Verify)

	Presented By: Alvin Greenwalt Jr	Windermere Real Estate
	Primary: 760-310-1166 Secondary: 760-770-6801 Other: E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com	71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online: http://www.windermerecoachellavalley.com
June 2009		

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 01/31/09	Listing # 41357550 County: Riverside	73895 Saquaro Ct Palm Desert, CA 92260-6147 Cross St: HAYSTACK/PORTOLA	Listing Price: \$209,900 Map: 848, G4
------------------------	---	---	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	323-Palm Desert S.	Subdivision	Corsican Villas
Beds	2	Approx SqFt	1056 Assessor
Baths	2	Price/Sq Ft	\$198.77
Year Built	1976	Lot Sq Ft (approx)	2614 ((Assessor))
APN	630330014	Lot Acres (approx)	0.060



Directions PORTOLA/HAYSTACK

Public Marketing Remark New paint and great gated location for your weekend retreats. Association pools and spas keep this home low maintenance and ready for your person touches. Then you can take a walk to the Living Desert Park and enjoy the beauty of the area.

Publication Info.

Rent/Lease No

Association Features

Association Homeowners Assoc, Assoc Pool, Assoc Spa

Features

Lot / Community Description

Lot/Community CC&R's, Gated Community

Desc

Special Features & View

View Mountain View

Additional Property Features

Lot # 14

Horse Property No

Garage Double

Floors Ceramic Tile, Wall to Wall Carpet

Formal Dining Room No

Family Room Yes

Air Conditioning Yes

Appl. Incl. in Sale Garbage Disposal

Patio Yes

Patio Type Enclosed

Pool Location Community

Spa Yes

Roof Composition

Water Source District

Unit Location End Unit

School District Desert Sands Unified

Fireplace No

Garage Detached

Description

Den/Office No

Eat Area Area

Heating Type Forced Air

AC Type Central

Laundry In Garage

REO/Bank Owned Yes

Pool Yes

Pool Type Heated & Filtered

Spa Description Community

Sewer In Connected & Paid

Residence One Level

Descr.

220 Volt In Garage

Locations

Terms Cash, Cash to New Loan, FHA Loan

Assoc Dues #1 \$330.00

Special Circumstances

REO/Bank Owned Yes

Land Fee

Furnished No

Presented By:	Alvin Greenwalt Jr	Windermere Real Estate
	Primary: 760-310-1166	71-691 Highway 111
	Secondary: 760-770-6801	Rancho Mirage, CA 92270
	Other:	760-770-6801



June 2009

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/19/09	Listing # 21370177 County: Riverside	42184 Omar Pl Palm Desert, CA 92211-7638 Cross St: Morocco Road	Listing Price: \$248,000 Map: 819, C5
------------------------	---	--	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Oasis Country Club
Beds	2	Approx SqFt	1174
Baths	1.75	Price/Sq Ft	\$211.24
Year Built	1985	Lot Sq Ft (approx)	3485
APN	634102058	Lot Acres (approx)	0.080



Directions The Oasis Country Club is located off of Hovley one mile of Washington Blvd. Enter on Casbah Way turn right on Morocco and left on Omar.

Public Marketing Remark A beautiful bank owned condo in the Prestigious Oasis Country Club.. In a great quiet neighborhood, close to shopping, restaurants, schools, and more.. Don't wait this property wont last long!!!! Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. Please contact listing agent for more information..

Publication Info.

Rent/Lease No

Association Features

Association Features Assoc Club Hse/Rec, Assoc Gym/Exercise, Assoc Maint/Lndscp'g, Assoc Pool, Assoc Spa, Assoc Tennis, Assoc Trash Paid

Building Description

Building Description Cathedral/Vaulted

Lot / Community Description

Lot/Community Desc CC&R's, Cul-De-Sac, Gated Comm.W/Guard

Golf Mem Available Yes

Golf Course in Dev. Yes

Special Features & View

View Park or Green Belt, Pool View, Mountain View

Additional Property Features

Lot # 17

School District Other

Horse Property No
Fireplace Living Room
Location
Enclosed Block Wall
Floors Vinyl Tile, Wall to Wall Carpet
Formal Dining Room No
Family Room No
Air Conditioning Yes
Patio Yes

Patio Type Concrete Slab, Rock, Stone
Pool Location Community
Spa Yes
Roof Concrete Tile
Residence One Level
Descrip.
Unit Faces East
Special Circumstances
REO/Bank Yes
Owned
Land Fee
Furnished No

Fireplace Yes
Garage Double

Foundation Concrete Slab
Den/Office No
Eat Area Brkfast Counter/Bar

Heating Type Forced Air
AC Type Central
REO/Bank Yes
Owned
Pool Yes
Pool Type In Ground
Spa Description Community, In Ground
Sewer In Connected & Paid
Unit Location Inside Unit

Terms Cash, Cash to New Loan
Assoc Dues #1 \$455.00 (Buyer to Verify)

Presented By:

Alvin Greenwalt Jr

Windermere Real Estate



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 Secondary: 760-770-6801
 Other:

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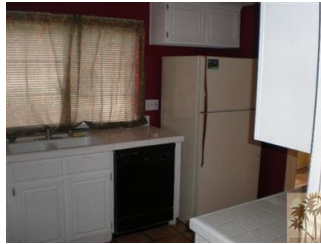
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 03/02/09	Listing # 41364185 County: Riverside	109 Trento Cir Palm Desert, CA 92211-1764 Cross St: Cook	Listing Price: \$259,900 Map: 818, J3
------------------------	---	---	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Desert Falls C.C.
Beds	2	Approx SqFt	1157
Baths	2	Price/Sq Ft	\$224.63
Year Built	1984	Lot Sq Ft (approx)	3920
APN	626161048	Lot Acres (approx)	0.090



Public Marketing Remark Bank Owned Property. This two bedroom two bath Plan 2 Model is located at the end of a cul de sac, and backs up to a beautiful pond with waterfalls. This unit has it's own courtyard, and rear patio. Golf cart garage plus two car.

Publication Info.

Rent/Lease No
Additional Property Features
Lot # 48
Horse Property No
Garage Double
Formal Dining Room No
Air Conditioning Yes

School District Desert Sands Unified
Fireplace Yes
Den/Office No
Family Room Yes
REO/Bank Owned Yes

Pool Yes
Pool Type In Ground
Spa Description Community
Sewer Unknown

Pool Location Community
Spa Yes
Roof Spanish Clay Tile
Residence One Level
Descrip.

Unit Location Ground Floor
Special Circumstances
REO/Bank Yes
Owned
Land Fee
Furnished No

Terms Cash to New Loan
Assoc Dues #1 \$475.00

Presented By:

Alvin Greenwalt Jr

Windermere Real Estate



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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 05/14/08	Listing # 21332093 County: Riverside	40431 Pebble Beach Cir #17-5 Palm Desert, CA 92211-9272 Cross St: Country Club	Listing Price: \$276,500 Map: 819, D3
------------------------	---	---	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Palm Desert Resort C
Beds	2	Approx SqFt	938
Baths	1.50	Price/Sq Ft	\$294.78
Year Built	1981	Lot Sq Ft (approx)	1742
APN	632172017	Lot Acres (approx)	0.040



Directions Country Club Drive to Resorter Blvd turn right on Pebble Beach

Public Marketing Remark This 1 bd/den 1 1/2 ba has an extended patio, 2 car garage, West facing and views the 17th fairway. New appliances and will be sold furnished per inventory. There is a rental history for your investors. Palm Desert Resort boasts 21 pools, a full service clubhouse, championship golf course and excellent tennis program. A great friendly club.

Publication Info.

Rent/Lease No

Association Features

Association Features Assoc Club Hse/Rec, Assoc Earthquake Ins, Homeowners Assoc, Assoc Ins. Paid, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa, Assoc Tennis, Assoc Trash Paid

Building Description

Building Description End Unit, Direct Garage Access

Interior / Exterior

Interior/Exterior Furnished (per inventory)

Lot / Community Description

Lot/Community Desc CC&R's, Cul-De-Sac, Gated Comm.W/Guard, On The Golf Course

Golf Mem Available Yes

Golf Course in Dev. Yes

Special Features & View

View Golf Course View, Mountain View

Additional Property Features

Lot # 17
Horse Property No
Fireplace Great Room
Location
Floors Ceramic Tile, Wall to Wall Carpet
Formal Dining Room No
Family Room No
Air Conditioning Yes
Appl. Incl. in Sale Dishwasher, Garbage Disposal, Microwave, Refrigerator, Washer, Dryer
Patio Yes
Pool Yes
Spa Yes
Roof Concrete Tile
Water Source District

Unit Location End Unit
Special Circumstances
Terms Cash, Cash to New Loan
Assoc Dues #1 \$360.00
Furnished Yes (Per inventory)

School District Desert Sands Unified
Fireplace No
Garage Double

Den/Office Eat Area Yes
 Brkfast Counter/Bar

Heating Type Forced Air
AC Type Central
Laundry In Garage

Patio Type Concrete Slab
Pool Location Community
Spa Description Community
Sewer In Connected & Paid
Residence Descrip. One Level

Land Fee
Assoc Dues #2 \$40.00 (Restaurant/Food Beverage)

Presented By:

Alvin Greenwalt Jr



June 2009

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 760-770-6801

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/18/09	Listing # 21369905 County: Riverside	303 San Remo St Palm Desert, CA 92260-2150 Cross St: Monterey	Listing Price: \$284,900 Map: 818, F4
------------------------	---	--	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	322-Palm Desert N.	Subdivision	Monterey Country Clu
Beds	2	Approx SqFt	1347
Baths	2	Price/Sq Ft	\$211.51
Year Built	1979	Lot Sq Ft (approx)	2614
APN	622076022	Lot Acres (approx)	0.060



Directions Monterey CC is located on Monterey just north of College of the Desert. It is on the east side before Country Club Drive. The guard gate will give you map and directions to home.

Public Marketing Remark BANK OWNED! New paint, carpet and landscaping gives this condo a fresh, clean look. This elevated Monterey CC home is south facing and has great views of the mountains and course. Monterey Country Club features 27 holes of championship golf, 19 tennis courts, fitness center, full service pro shops and clubhouse.

Publication Info.

Rent/Lease	No	# Units in Develop.	1206
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Association Features

Association Features	Assoc Club Hse/Rec, Homeowners Assoc, Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa, Assoc Trash Paid,
-----------------------------	--

Assoc Util Pd-Call (Basic cable & HBO)

Building Description
Building Description Main Floor Bdrm, Main Floor Mstr Bdrm

Interior / Exterior
Interior/Exterior Ceiling Fan, Driveway, Window Blinds

Lot / Community Description
Lot/Community Desc CC&R's, Gated Comm.W/Guard, On The Golf Course
Golf Mem Available Yes

Rooms
Rooms Atrium, Great Room

Special Features & View
View Golf Course View, Mountain View

Additional Property Features
Lot # 41
Horse Property No
Fireplace Great Room
Location
Floors Ceramic Tile, Wall to Wall Carpet
Formal Dining Room No
Family Room No
Wet Bar Yes
Air Conditioning Yes
Appl. Incl. in Sale Dishwasher, Garbage Disposal, Microwave, Free Standing Elec.
REO/Bank Owned Yes
Pool Yes
Pool Type Heated & Filtered, In Ground
Spa Description Community
Sewer In Connected & Paid
Residence Descr. One Level, Grnd-lvl, No Unt Above
Unit Faces South

Financial Information
Trnsfr of Possession Close of Escrow

Special Circumstances
REO/Bank Owned Yes
Land Fee
Assoc Dues #2 \$94.00
Furnished No

Golf Course in Dev. Yes

School District Desert Sands Unified
Fireplace Yes
Garage Double
Den/Office Eat Area No Area
Great Room Heating Type Yes Forced Air
AC Type Central
Laundry Area
Patio Type Concrete Slab
Pool Location Community
Spa Yes
Roof Spanish Clay Tile
Water Source District
Unit Location Ground Floor, Inside Unit
TV Services Cable (HBO included in HOA dues)

Terms Cash, Cash to New Loan, FHA Loan

Assoc Dues #1 \$474.00
Prop. Trans Fee Yes

Presented By:

Alvin Greenwalt Jr



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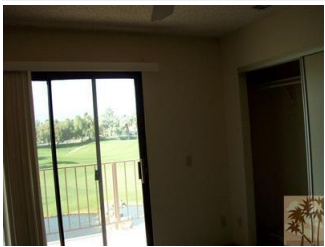
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 03/31/09	Listing # 21363105 County: Riverside	38463 Nasturtium Way Palm Desert, CA 92211-5075 Cross St: Country Club	Listing Price: \$292,000 Map: 819, C1
------------------------	---	---	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Palm Valley CC
Beds	2	Approx SqFt	1515 Assessor
Baths	2.50	Price/Sq Ft	\$192.74
Year Built	1988	Lot Sq Ft (approx)	2614 ((Assessor))
APN	626221080	Lot Acres (approx)	0.060



Directions Straight in past Clubhouse and Nasturtium is just after the tennis courts - make right and curve around to the Vistas
Public Marketing Remark This is in the VISTAS of Palm Valley Country Club. Spectacular SouthernViews over water and fairways. This townhome has 2 bedrooms and 2 bath upstairs with balconies and views. Downstairs is Living area , laundry, more closets , and kitchen and half bath. Kitchen has breakfast nook as well as breakfast bar & living room open onto patio. The garage is detached & is the one perpendicular to the driveway on the left. Palm Valley Country Club has Golf, Tennis, Fitness and Social memberships Available. Membership Office is very helpful

Publication Info.

Rent/Lease No
Association Features
Association Homeowners Assoc, Assoc Maint/Lndscp'g,
Features Assoc Pet Rules-Call, Assoc Pool, Assoc Spa
Lot / Community Description

Lot/Community Desc CC&R's, Gated Comm.W/Guard, On The Golf Course, On The Lake Front
Golf Mem Available Yes

Special Features & View
View Golf Course View, Lake View, Mountain View, Water View

Additional Property Features

Lot # 41
Horse Property No
Fireplace Living Room
Location
Garage Detached
Description
Formal Dining Room No
Family Room No
Heating Type Forced Air
AC Type Central
REO/Bank Owned Yes
Pool Yes
Pool Type Heated & Filtered, In Ground
Spa Description Community, In Ground
Sewer In Connected & Paid

Unit Location Inside Unit
TV Services Cable

Financial Information

Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes
Land Fee
Assoc Dues #2 \$113.00 ((buyer to verify))
Furnished No

Golf Course in Dev. Yes (2)

School District Desert Sands Unified
Fireplace Yes
Garage Double

Den/Office No

Eat Area Brkfast Counter/Bar

Living Room Yes
Air Conditioning Yes
Laundry Individual Room, Inside
Patio Type Concrete Slab

Pool Location Community
Spa Yes
Roof Concrete Tile
Residence Descrip. Two Levels
Unit Faces South

Terms Cash, Cash to New Loan

Assoc Dues #1 \$473.00 ((buyer to verify))
Prop. Trans Fee Yes

Presented By:

Alvin Greenwalt Jr

Windermere Real Estate



Primary: 760-310-1166
Secondary: 760-770-6801
Other:

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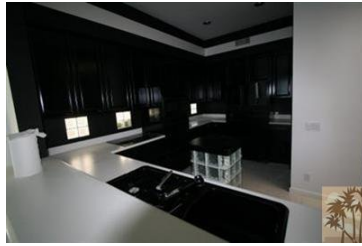
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 01/12/09	Listing # 21355376 County: Riverside	720 Red Arrow Trl Palm Desert, CA 92211-7423 Cross St: Desert Holly	Listing Price: \$310,000 Map: 819, C3
------------------------	---	--	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Indian Ridge
Beds	2	Approx SqFt	1706 Assessor
Baths	2	Price/Sq Ft	\$181.71
Year Built	1993	Lot Sq Ft (approx)	3049 ((Assessor))
APN	632501037	Lot Acres (approx)	0.070



Public Marketing Remark Great golf condo at one of the most exclusive county clubs in Palm Desert. 2 bedrooms, 2 baths, formal dining located on the 7th hole of the Grove Course at Indian Ridge. This is a must see.

Publication Info.

Rent/Lease No

Association Features

Association Homeowners Assoc, Assoc Maint/Lndscp'g,

Features Assoc Pet Rules-Call, Assoc Pool

Building Description

Building End Unit

Description

Interior / Exterior

Interior/Exterior Window Custom Covg's

Lot / Community Description

Lot/Community CC&R's, Gated Comm.W/Guard

Desc

Golf Course in Yes

Dev.

Private Owned Tennis Court Private

Rec

Golf Mem Yes

Available

Special Features & View

View Golf Course View

Additional Property Features

New No

Lot # 6

Construction

School District Desert Sands Unified

Horse Property No

Assessments Mello Roos

Fireplace Yes

Fireplace Location Living Room
Garage Description Detached
Foundation Concrete Slab
Formal Dining Room Yes
Air Conditioning Yes
Pool Yes
Pool Type Gunite, Heated & Filtered
Spa Description Community
Sewer In Connected & Paid
Unit Location Ground Floor
Special Circumstances
REO/Bank Owned Yes
Land Fee
Furnished No

Garage Double
Enclosed Block Wall
Den/Office Family Room No
REO/Bank Owned Yes
Pool Location Community
Spa Yes
Roof Concrete Tile
Residence Descrip. One Level
Terms Cash, Cash to New Loan
Assoc Dues #1 \$626.00 (Buyer to verify)

Presented By:

Alvin Greenwalt Jr

Windermere Real Estate



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 Other:

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Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 06/18/07	Listing # 21295089 County: Riverside	40209 Baltusrol Cir Palm Desert, CA 92211-9200 Cross St: Country Club	Listing Price: \$332,900 Map: 819, D3
------------------------	---	--	--



Prop Type	Residential	Prop Subtype(s)	Condominium Attached
Area	324-Palm Desert East	Subdivision	Palm Desert Resort C
Beds	2	Approx SqFt	1177 Assessor
Baths	2	Price/Sq Ft	\$282.84
Year Built	1981	Lot Sq Ft (approx)	2614 ((Assessor))
APN	632171016	Lot Acres (approx)	0.060

Directions Country Club Dr. to front gate of PD Resort CC. Follow Resorter Blvd. to the second street on the right which is Baltusrol follow to condo.

Public Marketing Remark Price REDUCED...What a great buy!!!!Fantastic totally redone fairway location. From entering you will see new decorator tile flooring in entry and kitchen and speaking of the kitchen, it has been expanded and is finished with slab Granite counter tops and back splash. The kitchen is highlighted with all new Stainless Steel appliances by GE of the highest quality. Both bath rooms were torn out and replaced with decorator tile showers with glass enclosures. The wall finish was redone to to reflect the quality of the remodel. The second bedroom has builtin bookshelves and storage. Both bedrooms have walkin closets unusually large for a condo. This is a must see for the buyer that wants the best.

Publication Info.

Rent/Lease No

Association Features

Association Features Assoc Club Hse/Rec, Homeowners Assoc,
Assoc Ins. Paid, Assoc Maint/Lndscp'g, Assoc
Pet Rules-Call, Assoc Pool, Assoc Spa

Building Description

Building Description End Unit, Main Floor Bdrm, Main Floor Mstr Bdrm

Interior / Exterior

Interior/Exterior Ceiling Fan (2), Driveway

Lot / Community Description

Lot/Community Desc CC&R's, Gated Community, On The Golf Course
Golf Course in Dev. Yes
Golf Mem Available Yes

Rooms

Rooms Utility Room

Special Features & View

Special Features Home Warranty Plan
View Golf Course View, Mountain View

Additional Property Features

New Construction No	Lot # 16
School District Desert Sands Unified	Horse Property No
Fireplace No	Garage None
# of Parking #1	Parking Parking Space
Spcs # of Carports #1	Description
Floors Ceramic Tile, Wall to Wall Carpet	Foundation Concrete Slab
Middle School Den/Office Palm Desert Middle S No	Elementary School Ford Elementary Scho
Eat Area Brkfast Counter/Bar	High School Palm Desert High Sch
Living Room Yes	Formal Dining Room No
Heating Type Forced Air, Natural Gas	Family Room No
AC Type Central	Entry Yes
Laundry Individual Room	Air Conditioning Yes
Patio Yes	Appl. Incl. in Sale Dishwasher, Garbage Disposal, Microwave, Free Standing Elec.
Pool Location Community	Dryer Hookup Gas or Electric
Roof Concrete Tile	Pool Yes (community)
Water Source District	Spa Yes (community)
Auto Timer Yes	Sewer In Connected & Paid
Unit Location Ground Floor, End Unit	Sprinklers Front & Rear
TV Services Cable	Residence One Level
	Descrip.
	Unit Faces East
	220 Volt Locations In Garage, In Laundry

Financial Information

Trnsfr of Close of Escrow

**Possession
Special Circumstances**

Terms Cash, Cash to New Loan
Assoc Dues #1 \$340.00

Land Fee

	Presented By: Alvin Greenwalt Jr	Windermere Real Estate
	Primary: 760-310-1166 Secondary: 760-770-6801 Other: E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com	71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online: http://www.windermerecoachellavalley.com

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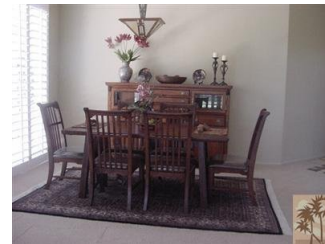
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 05/09/09	Listing # 21366684 County: Riverside	42229 Turqueries Ave Palm Desert, CA 92211-7647 Cross St: Turendot	Listing Price: \$445,000 Map: 819, D5
------------------------	---	---	--



Prop Type	Residential	Prop Subtype(s)	Condominium Detached
Area	324-Palm Desert East	Subdivision	Oasis Country Club
Beds	3	Approx SqFt	1787 Assessor
Baths	2	Price/Sq Ft	\$249.02
Year Built	1993	Lot Sq Ft (approx)	3049 ((Assessor))
APN	634191021	Lot Acres (approx)	0.070



Directions The Oasis Country Club is located off Hovley between Eldorado and Washington. Enter front gate on Casbah Way turn Left on Morocco Right on Sand Dune and right on Turqueries.

Public Marketing Remark OASIS COUNTRY CLUB former model home with lots of upgrades. Two bedrooms plus den with built-in desk & shelves and a great patio with pavers for entertaining. Private side patio off the dining room is a plus. Note all the designer touches when you show this home - Too many to mention here. Great view location on the 13th fairway with mountain and lake included. #####The Oasis Country Club is a Friendly Active Community. The Homeowners own the Golf Course and Club House. The Reasonable HOA Dues Include Trash/Removal, Cable TV with Premium Channels, Insurance, all Common Area Maintenance, Exterior Building & Roof Maintenance, Exterior Pest Control, & 24-hour Staffed Entry Gate. 18 Pools & Spa's, Gym, Library/Craft Room, 3 Tennis Courts and a 18 Hole Putting Course. There are Social, Cards, Men's & Women's Golf and Putter's Clubs.

Publication Info.

Rent/Lease	No	# Units in Develop.	662
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Model Name Islands 3 St Thomas

Association Features

Association Features Assoc Earthquake Ins, Assoc Gym/Exercise, Homeowners Assoc, Assoc Ins. Paid, Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa, Assoc Tennis, Assoc Trash Paid, Assoc Util Pd-Call (Cable TV)

Building Description

Building Description Freestanding

Interior / Exterior

Interior/Exterior Partial Copper Plmbg, Window Custom Covg's

Lot / Community Description

Lot/Community Desc CC&R's, Gated Comm.W/Guard, On The Golf Course, On The Lake Front
Golf Course in Dev. Yes

Special Features & View

Special Features Home Warranty Plan

Additional Property Features

New Construction No
School District Desert Sands Unified
Flood Zone No
Special Study No
Fireplace Yes

Garage Double

Garage Door Opener Yes

Enclosed Floors Stucco Wall
 Ceramic Tile, Wall to Wall Carpet

Den/Office Yes

Formal Dining Room Yes

Eat Area Breakfast Nook

Fam Room Yes

Separate Entry Yes

Air Conditioning Yes

Appl. Incl. in Sale Dishwasher, Garbage Disposal, Microwave, Refrigerator, Washer, Dryer, Built-In Gas

Dryer Hookup Gas or Electric

REO/Bank Owned Yes

Pool Yes

Pool Type Gunitite, Heated & Filtered, In Ground

Spa Description Community

Sewer In Connected & Paid

Water Softener No

Auto Timer Yes

Unit Location Not Applicable

TV Services Cable

Financial Information

Trnsfr of Possession COE Plus 2

Special Circumstances

REO/Bank Owned Yes

Land Fee

Prop. Trans Fee Yes (Paid by Seller - \$300.)

Private Owned Rec Barbecue Private

Golf Mem Available Yes

View Golf Course View, Lake View, Mountain View

Lot # 23

Horse Property No

Addn/Alterations No

Assessments None

Fireplace Den, Family Room

Location Attached

Garage Description Attached

Yard No

Foundation Concrete Slab

High School Palm Desert High Sch

Master Suite Yes

Walk-In Closet (s) Yes

Family Room Yes

Living Room Yes

Heating Type Forced Air

AC Type Central

Laundry Inside

Patio Yes

Patio Type Concrete Slab, Covered

Pool Location Community

Spa Yes

Roof Concrete Tile

Water Source District

Sprinklers Front, Side & Rear

Residence One Level

Descrip.

Unit Faces West

Terms Cash, Cash to New Loan

Assoc Dues #1 \$455.00

Furnished No

	Presented By: Alvin Greenwalt Jr	Windermere Real Estate
	Primary: 760-310-1166 Secondary: 760-770-6801 Other: E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com	71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online: http://www.windermerecoachellavalley.com
June 2009		

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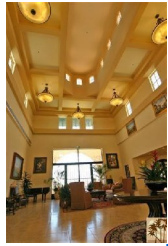
Client Detail with Addl Pics Report

Listings as of 06/27/09 at 7:49pm

Active 01/30/09	Listing # 21357425 County: Riverside	304 Piazza Roma Palm Desert, CA 92260 Cross St: Country Club Dr	Listing Price: \$649,000 Map: 818, F3
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Prop Type	Residential	Prop Subtype(s)	Single Fam Res Atch
Area	322-Palm Desert N.	Subdivision	Villa Portofino
Beds	2	Approx SqFt	2113 Builder's Data
Baths	2	Price/Sq Ft	\$307.15
Year Built	2005		
APN	622022017	Lot Acres (approx)	



Directions County Club Drive between Portola and Monterey

Public Marketing Remark Best priced home at the luxurious Villa Portofino community. experience the elegant lifestyle in this private active adult community. fully upgraded unit, marble flooring, hi ceilings, wonderful view of the mountains and much more

Publication Info.

Rent/Lease Yes **# Units in Develop.** 414

Model Name Vinci

Association Features

Association Features Assoc Club Hse/Rec, Assoc Earthquake Ins (Fire and casulty), Assoc Gym/Exercise, Homeowners Assoc, Assoc Ins. Paid, Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa, Assoc Sport Court (Potting green), Assoc Trash Paid, Assoc Util Pd-Call (Gas and cable)

Building Description

Building Description Cathedral/Vaulted, Custom Built, Direct Garage Access, Main Floor Bdrm, Main Floor Mstr Bdrm, New Construction

Interior / Exterior

Interior/Exterior Ceiling Fan, Driveway, French Doors, Window Shutters (In the den)

Lot / Community Description

Lot/Community Desc CC&R's, Gated Comm.W/Guard, Unit Development/PUD, Senior Community **Golf Course in Dev.** No

Golf Mem Available Yes (Desert Willows)

Rooms

Rooms Great Room, Library

Special Features & View

View Desert View, Mountain View

Additional Property Features

New Construction Yes **Lot #** 1

School District Desert Sands Unified **Horse Property** No

Flood Zone No **Fireplace** Yes

Fireplace Location Den, Living Room
Garage Description Attached
of Parking Spcs #2
Foundation Concrete Slab
Den/Office Yes
Master Suite Yes
Walk-In Closet (s) Yes
Family Room Entry Yes (Round foyer high ceiling)
Heating Type Forced Air
AC Type Central
Laundry REO/Bank Owned Inside
Pool Yes (heated)
Pool Type Heated & Filtered
Spa Description Community, In Ground
Sewer In Street Paid
Residence Descrip. One Level
Unit Faces South
220 Volt Locations In Laundry

Financial Information
Trnsfr of Possession Close of Escrow

Special Circumstances
REO/Bank Owned Yes
Land Fee
Assoc Dues #2 \$250.00

Garage Double
Garage Door Opener Enclosed Yes
Floors Stucco Wall
Floors Marble (Travertine), Other - See Remarks (Carpet / bedrooms and the den)
Guest House/Casita No
Formal Dining Room No
Eat Area Brkfast Counter/Bar, Breakfast Nook, Family Kitchen, Great Room, In Kitchen
Great Room Yes
Wet Bar Yes
Air Conditioning Yes
Appl. Incl. in Sale Dishwasher, Garbage Disposal, Microwave, Refrigerator, Washer, Dryer, Built-In Gas
Dryer Hookup Gas or Electric
Patio Type Concrete Slab (with cantera stone pillars)
Pool Location Community (Jr olympic pool at Clubhouse/heated)
Spa Yes
Roof Spanish Clay Tile
Water Source District
Unit Location Ground Floor, End Unit
TV Services Cable

Terms Cash, Cash to New Loan (LENDER WILL FINANCE @6%WITH 10%DOWN PAY)
Assoc Dues #1 \$537.90
Furnished No

 June 2009	Presented By: Alvin Greenwalt Jr Primary: 760-310-1166 Secondary: 760-770-6801 Other: E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com	Windermere Real Estate 71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online: http://www.windermerecoachellavalley.com
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