


Client Detail with Addl Pics Report

Listings as of 02/27/10 at 12:45pm

Active 07/17/09	Listing # 21372403 County: Riverside	40025 Cholla Ln Rancho Mirage, CA 92270-8008 Cross St: Country Club	Listing Price: \$1,149,800 Map: 818, D3
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	Prop Type Residential Area 321-Rancho Mirage Beds 7 Baths 7 Year Built 2004 APN 682010007	Prop Subtype(s) Single Fam Res Detch Subdivision Not in a Development Approx SqFt 6566 Assessor Price/Sq Ft \$175.11 Lot Sq Ft (approx) 43560 ((Assessor)) Lot Acres (approx) 1.000	
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Directions From Bob Hope, east on Country Club. Corner of Cholla and Country Club (south side of street).
Public Marketing Remark Where else can you find an acre in the heart of Rancho Mirage with this sized, newer house? Back on the market! Lender owned, private, gated estate in the heart of Rancho Mirage on one acre. This property is close to shopping, schools, hospital, and golf courses. Large outdoor living area, huge lagoon style pool with waterfalls. The oversized casita has 2 bedrooms, living room and study (included in square footage). This home was recently repainted, recarpeted and new kitchen installed.

Publication Info.

Rent/Lease No
Additional Property Features
Lot # 1
Horse Property No
Fireplace Yes
Garage Double
Guest House/Casita Yes

School District Other
Assessments Unknown
Fireplace Location Living Room
Den/Office No
Formal Dining Room Yes

Family Room	No	Air Conditioning	Yes
AC Type	Central	Pool	Yes
Pool Location	Private	Pool Type	In Ground
Spa	Yes	Spa Description	Private
Roof	Concrete Tile	Sewer	Unknown
Water Source	District	Sprinklers	Front, Side & Rear
Residence Descrip.	One Level	Unit Location	Not Applicable
Unit Faces	West (backyard)		
Special Circumstances		Terms	Cash to New Loan
REO/Bank Owned	Yes	Furnished	No
Land	Fee		

Presented By:



Alvin Greenwalt Jr

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See our listings online:

<http://www.windermerecoachellavalley.com>

February 2010

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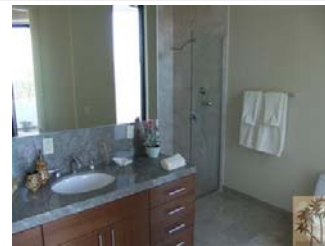
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Listings as of 02/27/10 at 12:45pm

Active 01/08/10 Back On the Market	Listing # 21387190 County: Riverside	2 Seclude Ct Rancho Mirage, CA 92270 Cross St: Bob Hope & Via Marta	Listing Price: \$1,250,000 Map: 788, D6
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Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Seclude
Beds	4	Approx SqFt	4198 Builder's Data
Baths	4.50	Price/Sq Ft	\$297.76
Year Built	2008	Lot Sq Ft (approx)	16988 ((Builder's Data))
APN	685201002	Lot Acres (approx)	0.390





LOT-2 NORTH ELEVATION



LOT-2 WEST ELEVATION



Directions Gerald Ford, just east of Bob Hope. Turn north on Oasis to Via Marta. Turn right to entry gate.

Public Marketing Remark Court ordered sale! Price has been reduced \$500,000!! Court appointed receiver can make a quick decision! Being sold AS-IS, WHERE-IS. Seclude is a private, gated enclave of 4 custom designed, contemporary homes by award winning architect Narendra Patel. These homes are highly upgraded and very unique for this price range! 2 Seclude Court, 'Tranquility' is a Great Room plan with 4 Bedrooms, 4.5 Baths and great outdoor living! This home features slab granite & travertine throughout, stone flooring, stainless steel appliances, smart wiring & 10' sliders. There is a 3-car garage with direct access. The inside flows outside to covered area with firepit, cooking and custom pool & spa! These homes are built with the environment in mind, utilizing a high level of energy efficiency plus being in the Imperial Irrigation District for lower cost electric service. The building materials provide a very high level of insulation and are extremely fire, mold & pest resistant.

Publication Info.

Rent/Lease No **# Units in Develop.** 4
Model Name Tranquility

Association Features

Association Features Homeowners Assoc

Building Description

Building Description Custom Built, Freestanding, Direct Garage Access, New Construction

Interior / Exterior

Interior/Exterior Ceiling Fan, Double Door Entry (custom Glass single door entry), Green Features (Aerated, Autoclaved Concrete)

Lot / Community Description

Lot/Community Desc CC&R's, Cul-De-Sac, Gated Community **Golf Course in Dev.** No

Rooms

Rooms Great Room, Guest House/Casita, Walk in Pantry

Special Features & View

View Mountain View

Additional Property Features

New Construction Yes
School District Palm Springs Unified
Fireplace Yes
Garage Triple
Garage Door Opener Yes
Floors Other - See Remarks (Travertine)
Guest House/Casita Yes
Formal Dining Room No
Eat Area Brkfast Counter/Bar, Breakfast Nook, Great Room (Dining Area)
Great Room Yes
Wet Bar Yes
Air Conditioning Yes
Appl. Incl. in Sale Dishwasher, Garbage Disposal, Microwave, Refrigerator (plus 1 at wet bar), Built-In Gas (in Kitchen Island), Convection

Lot # 2
Horse Property No
Fireplace Location Great Room
Garage Description Attached
Enclosed Block Wall
Den/Office Yes (one of guest bedrooms)
Master Suite Yes
Walk-In Closet(s) Yes
Family Room No
Entry Yes
Heating Type Forced Air, Natural Gas
AC Type Central (5 zones)
Laundry Individual Room

Patio Type Covered (Outdoor Living Area)
Pool Location Private (Saline; Pebble Tech)
Spa Yes
Roof Fire Retardant, Foam
Water Source District
Unit Location Not Applicable
220 Volt Locations In Laundry

Pool Yes
Pool Type Heated & Filtered
Spa Description Private (Saline, Pebble Tech)
Sewer In Connected & Paid
Residence Descrip. One Level
TV Services Cable

Financial Information

Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes (Court Appointed Receiver)
Land Fee
Furnished No

Terms Cash, Cash to New Loan
Assoc Dues #1 \$250.00 (Approximate)

Presented By: Alvin Greenwalt Jr
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Windermere Real Estate
 Lic: 01325548
 71-691 Highway 111



February 2010

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Listings as of 02/27/10 at 12:45pm

Active 01/14/10	Listing # 21387834 County: Riverside	72111 Clancy Ln Rancho Mirage, CA 92270-4504 Cross St: Bob Hope	Listing Price: \$1,995,000 Map: 818, C5
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Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Clancy Lane
Beds	4	Approx SqFt	4838 Assessor
Baths	3	Price/Sq Ft	\$412.36
Year Built	1972	Lot Sq Ft (approx)	252212
APN	682130003	Lot Acres (approx)	5.790



Public Marketing Remark Subject Property is 5.79 acres located on one of the best streets in Rancho Mirage. Value is in the land. Land can be subdivided into 3 or 4 parcels and is considered horse property. Home is in poor to fair condition. All systems, inclusive of, but not limited to, roof, electrical, plumbing and structural should be thoroughly investigated by all potential purchasers. Owner will carry.

Publication Info.

Rent/Lease	No
Building Description	
Building Description	Fixer, Freestanding, Repairs Major
Lot / Community Description	
Lot/Community Desc	Horse Prop Unimprvd, Lot Level/Flat
Special Features & View	
View	Mountain View

Additional Property Features

New Construction	No	Lot #	3
School District	Other	Horse Property	Yes
Fireplace	Yes	Garage	None
Enclosed	Block Wall, Chain Link	Foundation	Concrete Slab
Den/Office	Yes	Formal Dining Room	Yes
Family Room	Yes	Air Conditioning	Yes
AC Type	Central	Pool	No
Spa	No	Roof	Composition
Sewer	Unknown	Residence Descrip.	One Level
Unit Location	Not Applicable		

Special Circumstances

REO/Bank Owned	Yes	Terms	Cash, Cash to New Loan, Owner Will Carry
Land	Fee	Furnished	No

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