

Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:15pm

Active 12/21/10	Listing # 21416710 County: Riverside	45 Sun Dance Dr Rancho Mirage, CA 92270-3465 Cross St: Hwy 111	Listing Price: \$1,299,000 Map: 817, J4
------------------------	-------------------------------------------------------	---------------------------------------------------------------------------------	----------------------------------------------------------



Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Thunderbird Cove
Beds	5	Approx SqFt	7099
Baths(FTHQ)	6 (5 0 1 0)	Price/Sq Ft	\$182.98
Year Built	1987	Lot Sq Ft (approx)	34848
APN	690200037	Lot Acres (approx)	0.800





Directions From Country Club, take Hwy 111 South to Evening Star Drive, turn right into guard gate entry. Once inside gate, follow first circular drive around to the left onto Sun Dance. The home is at the end of the cul de sac.

Public Marketing Remark REO Opportunity! Possible Owner Financing Avail. This estate was originally 2 homes on 2 lots. The property offers an opportunity to be remodeled & owned as 1 large estate, resold or occupied as 2 separate luxury homes in Thunderbird Cove at an unheard of price! Perfect for extended family, investment, 2 buyers or what your creative vision perceives. Remarkable Michael Kiner Design! This Estate is nestled in the mtn cove on a sprawling dbl lot totaling nearly 35,000 sqft w/complete privacy. A true blend of architecture & nature embodies the feeling of the home from the massive flr to ceiling walls of glass to the tranquil wtr features. The Estate offers a colossal Library, Formal Dining, Morning rm w/garden style windows for a bright, open feel, and Mstr Ste all w/breathtaking views of the estate w/pool, spa, multiple wtr features over the grounds & prvt sport court. The possibilities of this property are endless! Separate the home & lots to create 2 estates & dbl the value!!

Bathroom Features	Bidet, Powder Room	Residence Descrip.	One Level
Unit Location	Not Applicable	Entry Floor Number	0
Sale Type		Rent/Lease	No
REO/Bank Owned	Yes	Building Description	High Ceilings 9 ft+, Sprinkler System
Association Features	On Site Security	Interior/Exterior	Wet Bar, Ceiling Fan, Double Door Entry, French Doors
Total Floors in Bldg	1	AC Type	Central
Heating Type	Forced Air	Foundation	Concrete Slab
Fencing	Block Wall	Patio	Yes
Floors	Marble, Wall to Wall Carpet	Patio Description	Covered, Concrete Slab
Fireplace	Yes	Lot/Community Desc	CC&R's, Cul-De-Sac, Gated Comm.W/Guard
Fireplace Location	Living Room, Library	Pool Description	Private Pool, In Ground
Pool	Yes	Spa Description	Private, In Ground
Spa	Yes	Private Owned Rec	Sauna Private, Sport Court Private
Security	24 Hour, Gated Comm. W Guard	Eat Area	Formal Dining Room, Breakfast Nook
Rooms	Den/Office, Entry, Living Room, Library, Utility Room, Dining Room, Master Bedroom, Sun Room, Walk In Closet(s)		
View	Pool View, Mountain View		
Additional Property Features		Tract #	12376
Lot #	43	Horse Property	No
School District	Other	Garage Description	Attached
Garage	Double	Parking Description	Garage
# of Remote Controls	0	Other Prkg Spc Total	0.00
Parking Features	Direct Garage Access, Driveway - Concrete	Laundry	Individual Room
Covered Prkg Total	0.00	Sewer	In Connected & Paid
Roof	Concrete Tile, Other	Sprinklers	Auto Timer, Sprinkler System
Water	District		
TV Services	Cable	Terms	Cash, Cash to New Loan, Owner May Carry (With 30% Down)
Financial Information		Assoc Dues #1	\$1262.00 (For Both Lots - Buyer to Verify)
Trnsfr of Possession	Close of Escrow	Association Name	Thunderbird Cove HOA
Land	Fee	Mgmt Company Phone	760-799-6882
Furnished	No		
Mgmt Company Name	Desert Sands Assn Mgmt		
Lot Description	Yard		

Presented By:



May 2011

Alvin Greenwalt Jr

Lic: 01715823
Primary: 760-310-1166
Secondary: 760-770-6801
Other:

E-mail: alvin@alvingreenwalt.com
Web Page: <http://www.alvingreenwalt.com>

Windermere Real Estate

Lic: 01325548
71-691 Highway 111
Rancho Mirage, CA 92270
760-770-6801

See our listings online:

<http://www.WindermereSoCal.com>

All information herein has not been verified and is not guaranteed.
Copyright ©2011 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



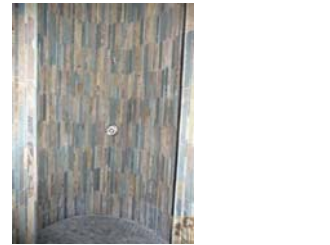
Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:15pm

Active 05/16/11	Listing # 41428532 County: Riverside	38 Mirada Cir Rancho Mirage, CA 92270-5301 Cross St: Frank Sinatra and Hi	Listing Price: \$1,329,905 Map: 817, F3
------------------------	-------------------------------------------------------	--------------------------------------------------------------------------------------------	----------------------------------------------------------



Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Mirada Estates
Beds	6	Approx SqFt	5906 Builder's Data
Baths(FTHQ)	8 (0 6 2 0)	Price/Sq Ft	\$225.18
Year Built	2008	Lot Sq Ft (approx)	14375 ((Assessor))
APN	689350024	Lot Acres (approx)	0.330



Directions From Highway 111, go south onto Frank Sinatra (right before City of Rancho Mirage Offices). Mirada Estates entrance is at the top of the hill, past the former Ritz Carlton.

Public Marketing Remark Please come take a fresh look at this custom Mirada villa in the making. So much of the work and the expense associated with an estate of this size, has already been completed (stonework, cabinetry, flooring, plumbing, electrical). Only the personal finishing touches remain. In the end, some lucky buyer will reap the benefits of this mostly-complete home in the exceptional guard gated community of Mirada. Enjoy breathtaking down valley views, professional security, gracious future amenities through the nearby hotel, and a spacious floor plan with TWO kitchens (you choose the appliances). Bring your vision, because once complete, the value of this warm home, in this exclusive community, will be clear. To make things even more of a value, there are extensive building materials on the property (imagine that three car driveway finished with pavers)! Please call us with any questions.

Residence Descrip.	Two Levels	Unit Location	Not Applicable
Entry Door Faces	South	Entry Floor Number	0
Entry Location	Main Level	Rent/Lease	No
Sale Type	Yes	Homeowners Assn	Yes
REO/Bank Owned	Security	Total Floors in Bldg	0
Association Features	2 Staircases, Custom Built, Beamed Ceiling(s), Fixer, Under Construction	Heating Type	Forced Air, Central Furnace
Building Description			
Interior/Exterior	French Doors		

AC Type Air Conditioning, Central, Zoned A/C
Fireplace Yes
Kitchen Features Island, Open to Family Room, Pantry
Pool Yes (unfinished)
Spa Yes (unfinished)
Security 24 Hour, Gated Comm. W Guard

Floors Marble, Wood
Fireplace Location Living Room
Lot/Community Desc CC&R's, Gated Comm.W/Guard
Pool Description In Ground
Spa Description In Ground
View City Lights View, City View, Pool View, Mountain View

Additional Property Features

Lot # 38
Horse Property No
of Remote Controls 0
Covered Prkg Total 0.00
Sewer Unknown

School District Other
Garage Triple
Other Prkg Spc Total 0.00
Roof Tile
Water District

Financial Information

Trnsfr of Possession Close of Escrow
Land Fee
Furnished No

Terms Cash
Assoc Dues #1 \$651.00 (buyer to confirm)

Presented By:



Alvin Greenwalt Jr

Lic: 01715823
Primary: 760-310-1166
Secondary: 760-770-6801
Other:

E-mail: alvin@alvingreenwalt.com
Web Page: <http://www.alvingreenwalt.com>

Windermere Real Estate

Lic: 01325548
71-691 Highway 111
Rancho Mirage, CA 92270
760-770-6801

See our listings online:

<http://www.WindermereSoCal.com>

May 2011

All information herein has not been verified and is not guaranteed.
Copyright ©2011 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:15pm

Active 05/16/11	Listing # 21428471 County: Riverside	40700 Paxton Dr Rancho Mirage, CA 92270-3506 Cross St: Thunderbird Terrace	Listing Price: \$1,589,800 Map: 818, A4
------------------------	-------------------------------------------------------	---------------------------------------------------------------------------------------------	----------------------------------------------------------



Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Thunderbird Terrace
Beds	5	Approx SqFt	10810 Assessor
Baths(FTHQ)	0 (0 0 0 0)	Price/Sq Ft	\$147.07
Year Built	1981	Lot Sq Ft (approx)	49658 ((Assessor))
APN	684092020	Lot Acres (approx)	1.140





Directions Highway 111--Turn North on Paxton (at light), then ask guard--straight through gate--first house on corner on right.
Public Marketing Remark Bank owned! This is a perfect house for large families, or if you have elderly parents that need their own privacy but are close by--plenty of room for help to live in. This 5 bedroom, 5 bath home has a large living room, game room, music/entertaining area, family room, dining room, casual sitting area off of the kitchen with its own fireplace, wet bar, enormous pool, beautiful views, 4 car garage, 2 laundry rooms, 6 fireplaces, numerous fruit trees in the yard, and a lovely brook running behind the property. Updating needed, but nearly 11,000 sq. ft. for this price?? Unbelievable! Easy access to Thunderbird Country Club. Please be sure that all doors are locked when leaving--thanks for showing.

Bedroom Features	Master Suite, Master Retreat, Dressing Area	Year Built	Assessor
Residence Descrip.	One Level	Unit Location	Not Applicable
Entry Floor Number	0	Rent/Lease	No
Sale Type	REO/Bank Owned	Building Description	Custom Built
REO/Bank Owned	Yes	Interior/Exterior	Bar, Wet Bar, Double Door Entry
Homeowners Assn	Yes	AC Type	Central
Total Floors in Bldg	0	Kitchen Features	Island
Heating Type	Forced Air	Pool	Yes
Fireplace	Yes	Spa	Yes (Needs repair)
Lot/Community Desc	Gated Comm.W/Guard	Security	Guarded
Pool Description	Private Pool	Rooms	Family Room, Fam Room Separate, Living Room, Billiard Room, Dining Room, Guest-Maids Quarters, Walk In Closet(s)
Spa Description	Private	View	Pool View, Mountain View
Private Owned Rec	Barbecue Private	School District	Other
Eat Area	Formal Dining Room, Breakfast Room, Kitchen Island, Living Room	Garage	Four Car
Additional Property Features		Other Prkg Spc Total	0.00
Lot #	A	Laundry	Individual Room (two laundry rooms)
Horse Property	No	Sewer	Unknown
# of Remote Controls	0	Sprinklers	Sprinkler System
Covered Prkg Total	0.00	Land	Fee
Roof	Comp/Shingle, Spanish Clay Tile	Furnished	No
Water	District, Mutual Water Source (for yard--from lake water)	Association Name	White Star Mgmt
Financial Information			
Terms	Cash to New Loan		
Assoc Dues #1	\$1142.00 (fee is for 2 lots--each has H2O meter)		
Ext. Construction	Stucco		
Building Style	Spanish		

Presented By:



May 2011

Alvin Greenwalt Jr

Lic: 01715823
 Primary: 760-310-1166
 Secondary: 760-770-6801
 Other:

E-mail: alvin@alvingreenwalt.com
 Web Page: <http://www.alvingreenwalt.com>

Windermere Real Estate

Lic: 01325548
 71-691 Highway 111
 Rancho Mirage, CA 92270
 760-770-6801

See our listings online:

<http://www.WindermereSoCal.com>

All information herein has not been verified and is not guaranteed.
Copyright ©2011 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045

