

Client Detail with Addl Pics Report

Listings as of 02/27/10 at 12:37pm

Active 02/08/10	Listing # 21390101 County: Riverside	25 Buckingham Way Rancho Mirage, CA 92270-1656 Cross St: Gerald Ford	Listing Price: \$520,000 Map: 788, B6
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Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Victoria Falls
Beds	5	Approx SqFt	3332 Assessor
Baths	3.50	Price/Sq Ft	\$156.06
Year Built	2002	Lot Sq Ft (approx)	12197 ((Assessor))
APN	676540033	Lot Acres (approx)	0.280



Directions Victoria Falls is on the North West corner of Gerald Ford and Bob Hope
Public Marketing Remark This is a lovely , south facing pool home. Big Family room, Formal Living room, Large Entry, Double Front Door with Oval Glass. Two bedrooms are tandem at north end of house and have door directly to side yard. Master Suite has tremendous walk-in

closet with pool and backyard view. Granite Kitchen with center Island and walk-in pantry. Epoxy floors in garage

Publication Info.

Rent/Lease No

Association Features

Association Features Homeowners Assoc, Assoc Sport Court, Assoc Tennis

Building Description

Building Description Cathedral/Vaulted, Direct Garage Access

Lot / Community Description

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

Additional Property Features

Lot #	68	School District	Palm Springs Unified
Horse Property	No	Fireplace	Yes
Fireplace Location	Living Room	Garage	Double
Garage Description	Attached	Yard	Yes
Enclosed	Block Wall	Floors	Ceramic Tile, Wall to Wall Carpet
Den/Office	Yes (5th bedroom is tandem)	Master Suite	Yes
Formal Dining Room	No	Walk-In Closet(s)	Yes
Eat Area	Breakfast Nook, Family Room	Family Room	Yes (with builtins)
Living Room	Yes	Entry	Yes
Heating Type	Forced Air	Air Conditioning	Yes
AC Type	Central	Laundry	Individual Room
Patio	Yes	Patio Type	Concrete Slab
Pool	Yes	Pool Location	Private
Pool Type	Heated & Filtered	Spa	Yes
Spa Description	Private	Roof	Concrete Tile
Sewer	In Connected & Paid	Water Source	District
Sprinklers	Front & Side	Auto Timer	Yes
Residence Descrip.	One Level	Unit Location	Not Applicable
TV Services	Cable		
Financial Information			
Trnsfr of Possession	Close of Escrow		
Special Circumstances			
REO/Bank Owned	Yes	Terms	Cash, Cash to New Loan
Land Fee	Yes	Assoc Dues #1	\$196.00
Furnished	No		

Presented By:



Alvin Greenwalt Jr

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February 2010

Windermere Real Estate

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 Rancho Mirage, CA 92270
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See our listings online:

<http://www.windermerecoachellavalley.com>

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Client Detail with Addl Pics Report

Listings as of 02/27/10 at 12:37pm

Active 12/11/09	Listing # 21385298 County: Riverside	241 Loch Lomond Rd Rancho Mirage, CA 92270-5604 Cross St: Legacy	Listing Price: \$643,800 Map: 787, J4
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Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	321-Rancho Mirage	Subdivision	Mission Hills/Legacy-Oakhurst
Beds	4	Approx SqFt	3038
Baths	4.50	Price/Sq Ft	\$211.92
Year Built	2002	Lot Sq Ft (approx)	10454
APN	673520004	Lot Acres (approx)	0.240





Directions Dinah Shore gate, immediate right turn, right turn on Loch Lomond, follow the road to 241.
Public Marketing Remark A rare opportunity to acquire a 4 bedroom home in The Legacy at Mission Hills Country Club. Overlooking the 17th and 18th of The Gary Player course, this fine home is vacant and ready for a quick close. The home is bank owned and easy to show. All offers that include third party financing must include a prequal letter from Bank of America Home Loans. While not required to use BAML, buyers would receive a free appraisal and credit report if they do.

Publication Info.

Rent/Lease No

Association Features

Association Features Assoc Club Hse/Rec, Assoc Gym/Exercise, Homeowners Assoc, Assoc Pool, Assoc Spa

Lot / Community Description

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

Golf Mem Available Yes

Rooms

Rooms Great Room, Guest House/Casita

Special Features & View

View Golf Course View, Mountain View

Additional Property Features

Lot # 23
Horse Property No
Fireplace Yes
Garage Double (Plus cart)
Garage Door Opener Yes
Floors Ceramic Tile, Wall to Wall Carpet
Guest House/Casita Yes
Formal Dining Room Yes
Eat Area Brkfst Counter/Bar, Great Room
Great Room Yes
Air Conditioning Yes
Laundry Individual Room
Patio Type Concrete Slab
Pool Location Community
Spa Description Community
Sewer In Connected & Paid
Residence Descrip. One Level
Unit Faces North (Rear patio faces north)

School District Other
Assessments Unknown
Fireplace Location Living Room, Master Bedroom
Garage Description Attached
Enclosed Stucco Wall
Den/Office No
Master Suite Yes
Walk-In Closet(s) Yes
Family Room Yes
Wet Bar Yes
AC Type Central
Patio Yes
Pool No
Spa No
Roof Spanish Clay Tile
Water Source District
Unit Location Not Applicable

Financial Information

Trnsfr of Possession Close of Escrow

Special Circumstances

REO/Bank Owned Yes **Terms** Cash to New Loan
Land Fee **Assoc Dues #1** \$560.00
Furnished No

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