

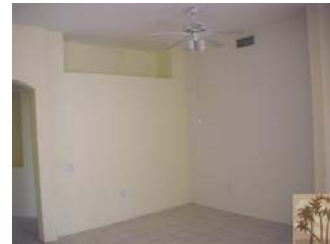
# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 6:48pm

<b>Active 03/23/11</b>	<b>Listing # 41424769</b> <b>County: Riverside</b>	<b>78386 Moongold Rd Palm Desert, CA 92211-1331</b> <b>Cross St: Springdale</b>	<b>Listing Price: \$179,000</b> <b>Map: 789, G7</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	307-Sun City	<b>Subdivision</b>	Sun City
<b>Beds</b>	2	<b>Approx SqFt</b>	1283 Assessor
<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$139.52
<b>Year Built</b>	1992	<b>Lot Sq Ft (approx)</b>	5227 ((Assessor))
<b>APN</b>	748092003	<b>Lot Acres (approx)</b>	0.120



**Directions** Entry guard gate at Del Webb Blvd, make a left on Silver Sage, then make a right on Springdale, then a left on Moongold.  
**Public Marketing Remark** Located in the great Senior Community of Del Webb Sun City. Close to the club house and the golf course. This 2 bed/2 bath, 2 car garage is price to sell.

<b>Country</b>	United States	<b>Year Built Source</b>	Assessor
<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	Ground Floor
<b>Entry Floor Number</b>	0	<b>Rent/Lease</b>	No
<b>Sale Type</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>REO/Bank Owned</b>	Yes	<b>Floors</b>	Wall to Wall Carpet
<b>Homeowners Assn</b>	Air Conditioning, Central	<b>Pool</b>	Yes
<b>AC Type</b>	No	<b>Spa</b>	Yes
<b>Fireplace</b>	Community Pool, In Ground	<b>Security</b>	Gated Comm. W Guard
<b>Pool Description</b>	In Ground	<b>School District</b>	Other
<b>Spa Description</b>	Area, Brkfast Counter/Bar	<b>Garage</b>	Double
<b>Eat Area</b>		<b>Other Prkg Spc Total</b>	0.00
<b>Additional Property Features</b>		<b>Roof</b>	Tile
<b>Lot #</b>	49	<b>Water</b>	District
<b>Horse Property</b>	No	<b>Land</b>	Fee
<b># of Remote Controls</b>	0	<b>Assoc Fee Frequency1</b>	Monthly
<b>Covered Prkg Total</b>	0.00	<b>Mgmt Company Name</b>	Sun City Palm Desert
<b>Sewer</b>	In Connected & Paid		
<b>Financial Information</b>			
<b>Terms</b>	Cash, Cash to New Loan		
<b>Assoc Dues #1</b>	\$179.75		
<b>Furnished</b>	No		
<b>Mgmt Company Phone</b>	760.200.2132		

<b>Presented By:</b>	<b>Alvin Greenwalt Jr</b> Lic: 01715823 Primary: 760-310-1166	<b>Windermere Real Estate</b> Lic: 01325548 71-691 Highway 111
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Secondary: 760-770-6801

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**See our listings online:**

May 2011

Web Page: <http://www.alvingreenwalt.com>

<http://www.WindermereSoCal.com>


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U.S. Patent 6,910,045

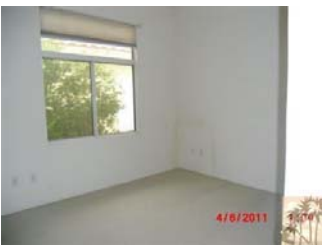


# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 6:48pm

<b>Active 04/19/11</b>	<b>Listing # 21426471</b> <b>County: Riverside</b>	<b>78573 Platinum Dr Palm Desert, CA 92211-1859</b> <b>Cross St: melody</b>	<b>Listing Price: \$240,900</b> <b>Map: 819, G2</b>
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	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
	<b>Area</b>	307-Sun City	<b>Subdivision</b>	Sun City
	<b>Beds</b>	2	<b>Approx SqFt</b>	2042 Assessor
	<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$117.97
	<b>Year Built</b>	1998	<b>Lot Sq Ft (approx)</b>	6970 ((Assessor))
	<b>APN</b>	748340081	<b>Lot Acres (approx)</b>	0.160



**Public Marketing Remark** Come to the playground of Sun City, 2000sf 2/2 has a formal living and dining room, separate den, great room with lots of windows for lots of sun, dining area off the kitchen, built in appls, window covers, and low maintenance front and back yards.

<b>Bedroom Features</b>	Master Suite	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Not Applicable	<b>Entry Floor Number</b>	0
<b>Sale Type</b>	Yes	<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Assoc Barbecue, Assoc Club Hse/Rec, Banquet	<b>Homeowners Assn</b>	Yes
<b>Association Features</b>	Facilities, Assoc Gym/Exercise, Assoc Tennis	<b>Total Floors in Bldg</b>	0
<b>Golf Course in Dev.</b>	Yes	<b>Heating Type</b>	Central Furnace
<b>Interior/Exterior</b>	Built-Ins	<b>Fencing</b>	Block Wall
<b>AC Type</b>	Central	<b>Patio</b>	Yes
<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet	<b>Patio Description</b>	Covered, Concrete Slab
<b>Fireplace</b>	No	<b>Appl. Incl. in Sale</b>	Dishwasher
<b>Cooking Appliances</b>	Built-In Gas, Microwave	<b>Pool</b>	Yes
<b>Lot/Community Desc</b>	CC&R's, Gated Comm.W/Guard	<b>Spa</b>	Yes
<b>Pool Description</b>	Community Pool, In Ground	<b>Rooms</b>	Den/Office, Living Room, Great Room, Dining
<b>Spa Description</b>	Community, In Ground		

**Eat Area** Formal Dining Room, Dining Area  
**Additional Property Features**  
**Lot #** 67  
**Horse Property** No  
**Garage Description** Attached  
**Other Prkg Spc Total** 0.00  
**Laundry** Individual Room, Inside  
**Sewer** Unknown  
**Financial Information**  
**Trnsfr of Possession** Close of Escrow  
**Land** Fee  
**Furnished** No

**School District** Other  
**Garage** Double  
**# of Remote Controls** 0  
**Covered Prkg Total** 0.00  
**Roof** Concrete Tile  
**Water** District  
**Terms** Cash, Cash to New Loan  
**Assoc Dues #1** \$250.00 (buyer to verify)

Room

**Presented By:**



May 2011

**Alvin Greenwalt Jr**

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Other:

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