


## Client Detail with Addl Pics Report

Listings as of 03/04/10 at 10:17pm

<b>Active</b> 02/02/10	<b>Listing #</b> 21389810 <b>County:</b> Riverside	<b>78787 Links Dr Palm Desert, CA 92211-1603</b> <b>Cross St:</b> Washington	<b>Listing Price:</b> \$195,000 <b>Map:</b> 819, G2	
	<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>	1128 Assessor
	<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$172.87
	<b>Year Built</b>	1996	<b>Lot Sq Ft (approx)</b>	4792 ((Assessor))
	<b>APN</b>	748230041	<b>Lot Acres (approx)</b>	0.110



**Directions** Located on Washington St. north of Freeway. Guard will give directions.

**Public Marketing Remark** Great bank owned home in Del Webb's Sun City. This 2 bedroom, 2 bath home has a tiled entryway, large living room & open kitchen. 2 car garage has built-in cabinets for extra storage space. The living room leads you to the backyard with covered patio & low maintenance landscape.

**Publication Info.**

<b>Rent/Lease</b>	No	<b>Golf Course in Dev.</b>	Yes
<b>Lot / Community Description</b>			
<b>Lot/Community Desc</b>	CC&R's, Gated Community, Gated Comm.W/Guard		
<b>Additional Property Features</b>			
<b>Lot #</b>	122	<b>School District</b>	Other
<b>Horse Property</b>	No	<b>Fireplace</b>	No
<b>Garage</b>	Double	<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet
<b>Den/Office</b>	No	<b>Formal Dining Room</b>	No
<b>Family Room</b>	Yes	<b>Air Conditioning</b>	Yes
<b>Patio</b>	Yes	<b>Patio Type</b>	Concrete Slab, Covered
<b>Pool</b>	Yes	<b>Pool Location</b>	Community
<b>Pool Type</b>	In Ground	<b>Spa</b>	Yes
<b>Spa Description</b>	Community	<b>Roof</b>	Concrete Tile
<b>Sewer</b>	Unknown	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Not Applicable		
<b>Special Circumstances</b>			
<b>REO/Bank Owned</b>	Yes	<b>Terms</b>	Cash, Cash to New Loan
<b>Land</b>	Fee	<b>Assoc Dues #1</b>	\$220.00 (buyer to verify)
<b>Furnished</b>	No		

<b>Presented By:</b>	<b>Alvin Greenwalt Jr</b> Lic: 01715823 Primary: 760-310-1166 Secondary: 760-770-6801 Other:  E-mail: <a href="mailto:alvin@alvingreenwalt.com">alvin@alvingreenwalt.com</a> Web Page: <a href="http://www.alvingreenwalt.com">http://www.alvingreenwalt.com</a>	<b>Windermere Real Estate</b> Lic: 01325548 71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 <b>See our listings online:</b> <a href="http://www.windermerecoachellavalley.com">http://www.windermerecoachellavalley.com</a>
 March 2010		

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## Client Detail with Addl Pics Report

Listings as of 03/04/10 at 10:17pm

<b>Active</b> 02/18/10	<b>Listing #</b> 21391083 <b>County:</b> Riverside	<b>78423 Prairie Flower Dr Palm Desert, CA 92211-1342</b> <b>Cross St:</b> Springdale	<b>Listing Price:</b> \$229,000 <b>Map:</b> 789, G7
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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>	1464 Assessor
<b>Baths</b>	1.75	<b>Price/Sq Ft</b>	\$156.42
<b>Year Built</b>	1993	<b>Lot Sq Ft (approx)</b>	4792 ((Estimated))
<b>APN</b>	748092036	<b>Lot Acres (approx)</b>	0.110



**Directions** Dell Webb to Silver Sage to Springdale to Prairie Flower

**Public Marketing Remark** \*\*\*\*LENDER OWNED\*\*\*\* Enjoy quiet living in this beautiful Del Webb Sun City community. Enjoy club house amenities..pool, tennis, Sport court, , etc. This is a Tiffany Model. Purchase this house for as little as 3% down payment. This house is approved for Home Path Financing and Renovation Mortgage Financing. Sale as-is.

**Publication Info.**

**Rent/Lease** No

**Association Features**

**Association Features** Assoc Club Hse/Rec, Assoc Gym/Exercise, Homeowners Assoc, Assoc Pool, Assoc Spa, Assoc Sport Court, Assoc Tennis

**Lot / Community Description**

**Lot/Community Desc** CC&R's, Gated Community, Senior Community      **Golf Course in Dev.** Yes

**Rooms**

**Rooms** Great Room

**Additional Property Features**

<b>New Construction</b> No	<b>Lot #</b> 97
<b>Tract #</b> 27220	<b>School District</b> Desert Sands Unified
<b>Horse Property</b> No	<b>Assessments</b> Unknown
<b>Fireplace</b> No	<b>Garage</b> Double
<b>Garage Description</b> Attached	<b># of Parking Spcs</b> #2
<b>Foundation</b> Concrete Slab	<b>Floors</b> Ceramic Tile
<b>Den/Office</b> Yes	<b>Formal Dining Room</b> No
<b>Eat Area</b> Brkfst Counter/Bar	<b>Family Room</b> Yes
<b>Heating Type</b> Forced Air	<b>Air Conditioning</b> Yes
<b>AC Type</b> Central	<b>Pool</b> Yes
<b>Pool Location</b> Community	<b>Pool Type</b> In Ground
<b>Spa</b> Yes	<b>Spa Description</b> Community
<b>Roof</b> Concrete Tile	<b>Sewer</b> In Connected & Paid
<b>Residence Descrip.</b> One Level	<b>Unit Location</b> Not Applicable

**Financial Information**

**Trnsfr of Possession** Close of Escrow

**Special Circumstances**

**REO/Bank Owned** Yes      **Terms** Cash to New Loan

**Land** Fee      **Furnished** No

**Presented By:**



**Alvin Greenwalt Jr**

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

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**Windermere Real Estate**

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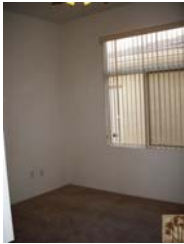
## Client Detail with Addl Pics Report

Listings as of 03/04/10 at 10:17pm

<b>Active</b> 01/21/10	<b>Listing #</b> 21388535 <b>County:</b> Riverside	<b>36538 Fan Palm Way Palm Desert, CA 92211-2383</b> <b>Cross St:</b> Kensington	<b>Listing Price:</b> \$331,900 <b>Map:</b> 789, G6
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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</b>	2	<b>Price/Sq Ft</b>	\$162.54
<b>Year Built</b>	2000	<b>Lot Sq Ft (approx)</b>	6970
<b>APN</b>	752190052	<b>Lot Acres (approx)</b>	0.160



**Directions** After going thru the Main Gate on Washington, go straight to Kensington and turn right. Then a right on Fan Palm.

**Public Marketing Remark** Super San Carlos plan with higher ceilings, 2BD, 2BA and a den/office! This den could easily be adapted into a 3rd bedroom. Private spacious backyard with covered patio. Bank owned

**Publication Info.**

**Rent/Lease** No **Model Name** San Carlos

**Association Features**

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

**Building Description**

**Building Description** Freestanding

**Interior / Exterior**

**Interior/Exterior** Driveway

**Lot / Community Description**

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

**Golf Mem Available**

Yes

**Rooms**

**Rooms** Utility Room

**Additional Property Features**

<b>Lot #</b>	215	<b>School District</b>	Other
<b>Horse Property</b>	No	<b>Fireplace</b>	No
<b>Fireplace Location</b>	Den, Family Room (Off Kitchen)	<b>Garage</b>	Double
<b>Enclosed</b>	Stucco Wall	<b>Foundation</b>	Concrete Slab
<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet	<b>Den/Office</b>	Yes
<b>Formal Dining Room</b>	No (Combination L/R D/R)	<b>Eat Area</b>	Breakfast Nook
<b>Family Room</b>	Yes	<b>Living Room</b>	Yes
<b>Heating Type</b>	Forced Air	<b>Air Conditioning</b>	Yes
<b>AC Type</b>	Central	<b>Appl. Incl. in Sale</b>	Dishwasher, Garbage Disposal, Microwave, Built-In Electric
<b>Laundry</b>	Individual Room	<b>Patio</b>	Yes
<b>Patio Type</b>	Concrete Slab	<b>Pool</b>	No
<b>Pool Location</b>	Community	<b>Spa</b>	No

<b>Spa Description</b>	Community	<b>Roof</b>	Concrete Tile
<b>Sewer</b>	In Connected & Paid	<b>Water Source</b>	District
<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	Not Applicable
<b>Unit Faces</b>	East	<b>TV Services</b>	Cable
<b>220 Volt Locations</b>	In Kitchen, In Laundry		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		
<b>Special Circumstances</b>		<b>Terms</b>	Cash, Cash to New Loan
<b>REO/Bank Owned</b>	Yes	<b>Assoc Dues #1</b>	\$220.00
<b>Land</b>	Fee		
<b>Furnished</b>	No		

**Presented By:**



**Alvin Greenwalt Jr**

Lic: 01715823  
 Primary: 760-310-1166  
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 Other:

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## Client Detail with Addl Pics Report

Listings as of 03/04/10 at 10:17pm

<b>Active</b> 02/08/10	Listing # 41390057 County: Riverside	78025 Ravenscrest Cir Palm Desert, CA 92211-1257 Cross St: Red Cedar	Listing Price: \$339,900 Map: 819, F1
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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>	2185 Assessor
<b>Baths</b>	2.50	<b>Price/Sq Ft</b>	\$155.56
<b>Year Built</b>	1995	<b>Lot Sq Ft (approx)</b>	10454
<b>APN</b>	748300013	<b>Lot Acres (approx)</b>	0.240

**Directions** From Guard Gate take 1st Left, Red Cedar, to 1st Left at Ravenscrest. End of cul-de-sac.

**Public Marketing Remark** Back on the Market with a huge price drop! This immaculate, Gold Key Emerald Plan has many buyer upgrades. Quiet cul-de-sac location overlooking lush greenbelt, close to entrance. Enjoy your own private putting green in the backyard. Three spacious bedrooms with two and half baths. Move-in ready...this bank owned beauty won't last!

**Publication Info.**

**Rent/Lease** No

**Association Features**

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

**Building Description**

**Building Description** Cathedral/Vaulted, Freestanding, Direct Garage Access, Main Floor Mstr Bdrm, No Common Walls

**Interior / Exterior**

**Interior/Exterior** Ceiling Fan, Double Door Entry, Turnkey, Stained/Leaded Wnd, Window Blinds, Window Custom Covg's, Window Shutters

**Lot / Community Description**

**Lot/Community Desc** CC&R's, Cul-De-Sac, Curbs/Walks, Gated Comm.W/Guard, Senior Community **Golf Course in Dev.** Yes

**Special Features & View**

**View** Park or Green Belt, Mountain View


**Additional Property Features**

<b>Lot #</b> 7	<b>School District</b> Desert Sands Unified
<b>Horse Property</b> No	<b>Fireplace</b> Yes
<b>Fireplace Location</b> Family Room	<b>Garage</b> Triple ((Double plus Golf Cart garage))
<b>Garage Description</b> Attached	<b>Yard</b> Yes
<b>Den/Office</b> No	<b>Formal Dining Room</b> Yes
<b>Walk-In Closet(s)</b> Yes	<b>Eat Area</b> Brkfast Counter/Bar, Family Room
<b>Family Room</b> Yes	<b>Air Conditioning</b> Yes
<b>Appl. Incl. in Sale</b> Dishwasher, Freezer, Garbage Disposal, Microwave, Refrigerator, Free Standing Gas	<b>Laundry</b> Individual Room, Inside

<b>Patio</b> Yes	<b>Patio Type</b> Concrete Slab
<b>Pool</b> Yes	<b>Pool Location</b> Community
<b>Spa</b> Yes	<b>Spa Description</b> Community
<b>Roof</b> Concrete Tile	<b>Sewer</b> Connected on Bond
<b>Water Source</b> District	<b>Residence Descrip.</b> One Level
<b>Unit Location</b> Ground Floor	

**Special Circumstances**

<b>REO/Bank Owned</b> Yes	<b>Terms</b> Cash to New Loan
<b>Land</b> Fee	<b>Assoc Dues #1</b> \$220.00 (Buyer to Verify)
<b>Furnished</b> No	

<b>Presented By:</b>	<b>Alvin Greenwalt Jr</b> Lic: 01715823 Primary: 760-310-1166 Secondary: 760-770-6801 Other:  E-mail: <a href="mailto:alvin@alvingreenwalt.com">alvin@alvingreenwalt.com</a> Web Page: <a href="http://www.alvingreenwalt.com">http://www.alvingreenwalt.com</a>	<b>Windermere Real Estate</b> Lic: 01325548 71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 <b>See our listings online:</b> <a href="http://www.windermerecoachellavalley.com">http://www.windermerecoachellavalley.com</a>
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