

Residential Closed  
MLS# 219067771  
DIM: 48

**45416 Panorama Drive Drive**  
**Palm Desert, CA 92260**  
County: Riverside Cross Streets: Abronia Trail and  
Candlewood Street

List Price: \$529,000  
Closed Price: \$440,000  
Public Report



<b>Sub-Type:</b>	Single Family Residence	<b>Area:</b>	323 - Palm Desert South
<b>Property Attached:</b>	Yes	<b>Subdivision:</b>	Not Applicable
<b>Beds:</b>	3	<b>APN:</b>	625142010
<b>Baths (F/T/H/Q):</b>	3 (2/0/1/0)	<b>Lot Acres:</b>	/ Other
<b>Year Built/Source:</b>	1953 / Appraiser	<b>Lot Size/Source:</b>	0.14
<b>Approx SqFt/Source:</b>	1,894 / Assessor	<b>Pool /Spa:</b>	6,098 / Assessor
<b>Levels:</b>	Ground	<b>Garage:</b>	No / No
<b>Furnished:</b>	Unfurnished	<b>Total Garage Spaces:</b>	0
<b>Fireplace:</b>	Yes ( 1 )	<b>Total Carport Spaces:</b>	2
<b>Short Term Rentals:</b>	Yes	<b>Total Covered Spaces:</b>	2
<b>Senior Community:</b>	No	<b>View:</b>	No
<b>HOA:</b>	No	<b>PUD Y/N:</b>	No
<b>Total Assn Fees:</b>	\$0	<b>New Construction:</b>	No
<b>Building # of Stories:</b>	1	<b>Golf Course Within Development:</b>	No

**Gated Community:** No

Amazing investment and fixer-upper opportunity available! A charming home with hand crafted woodwork and original architectural features throughout including beautiful archways and beams is located on the front of the lot and a permitted, additional dwelling unit or casita complete with a kitchen, bathroom, and a primary bedroom with its own separate entrance is located in the back. The main home is approximately 1200 square feet while the additional dwelling unit is 700 square feet. Property has NO HOA fees and is zoned R-3 for multi-family residential use including short-term rentals making it perfect for savvy home buyers and investors alike! The desert landscaping is low maintenance. Property is in a prime location in South Palm Desert nearby El Paseo which offers luxury shopping and fine dining and is within the Desert Sands Unified School District in close proximity to the highly rated George Washington Charter School. Located minutes from Eisenhower Medical Center ranked as a 2021-2022 Best Hospital according to U.S. News and World Report & close to music festivals like Coachella Fest/ Stagecoach. Put your own touch on this home to make it your own; utilize it as long-term rental units; or list it for short-term rentals on a site! It has unlimited potential!

<b>Listing Date:</b>	09/18/2021	<b>Original List Price:</b>	\$529,000	<b>Lot Acres:</b>	0.14
<b>Under Contract Date:</b>	11/05/2021	<b>LP/SP Ratio:</b>	0.83	<b>Disclosures:</b>	Property As Is
<b>Closed Date:</b>	11/19/2021	<b>Terms:</b>	Cash; Cash to New Loan; Conventional		
<b>Status Change Date:</b>	11/27/2021	<b>Sale Type:</b>	Standard		
<b>Financing</b>					

<b>LP/SP:</b>	0.83	<b>Land Type:</b>	Fee	<b>Tax Mello Roos:</b>	Unknown
<b>List Price/SqFt:</b>	\$279.3			<b>School District:</b>	Desert Sands Unified
<b>Sold Price/SqFt:</b>	\$232.31				
<b>Will Consider Lease:</b>	No				
<b>Unit Location:</b>	Not Applicable				

<b>Interior Feat:</b> Built-In Features; Storage	<b>Building Style:</b> Mid Century
<b>Rooms:</b> Casita - Guest House; Living Room	<b>Property Condition:</b> Fixer
<b>Bedroom Feat:</b> Main Floor Bedroom	<b>Doors:</b> French Doors; Sliding Doors
<b>Bathroom Feat:</b> Shower Over Tub; Shower Stall	<b>Flooring:</b> Tile
<b>Eating Areas:</b> Breakfast Counter/Bar	<b>Foundation:</b> Slab
<b>Fireplace Feat:</b> Unknown	<b>Roofing:</b> Flat
<b>Fireplace Loc:</b> Living Room	<b>Fencing:</b> Block; Chain Link
<b>Cooling:</b> Air Conditioning; Ceiling Fan(s); Central Air	<b>Sprinklers:</b> No
<b>Heating:</b> Central; Fireplace(s); Hot Water	<b>Exterior Const:</b> Stucco
<b>Water Heater:</b> Gas	<b>Lot Description:</b> Back Yard; Front Yard; Street Paved; Street Public
<b>Laundry:</b> Outside	<b>Other Struct:</b> Guest House/Casita
<b>Water:</b> Water District; Water District Name: Coachella Valley Water District	<b>Property Faces:</b> Front Door Faces East; Leisure Faces West
<b>Sewer:</b> Unknown	<b>Entry Location:</b> Ground Level - No Steps
	<b>RV Hook-Ups:</b>
	<b>RV Spot Fuel Type:</b>
	<b>Security/Safety:</b> None

**Appliances:** None  
**Park/Space Info:** Total Carport Spaces: 2; Total Covered Spaces: 2; Total Uncovered/Assigned Spaces: 2; Total Garage Spaces: 0; Total Parking Spaces: 6  
**Parking:** Attached Carport; Driveway; On Street

**Listing provided courtesy of:**

**Oliver Parker CalDRE#:02134745**  
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