



48290 Paso Tiempo - Rancho La Quinta C.C. – La Quinta, CA

Facts and Features

Features:

Nice views of the Mountains and Fairway

4BDM, 3.5 Bath, Casita, 3 Car garage

Spa/Fountain

3265 sq.ft. Lot 10,454

Located in the Rancho La Quinta Country Club, additional information available on Club amenities.

HOA monthly fee is \$775, property management company is Desert Resort Management

Assoc amenities include the Clubhouse, Controlled access, Fire Pit, Fitness Center, Maintains Landscaping, Onsite Management, Pet Rules, Tennis Courts, Bocce Ball courts

Facts:

1. Main A/C systems were upgraded in about 2010. Breeze A/C checked and repaired the systems in 2018, all systems appear to be functioning to their full capacity
2. Plumbing was upgraded 4 years ago and new plumbing piping replaced throughout property at a cost of \$40,000
3. Roofing – 300 tiles were replaced in 2018 at a cost of \$20,000
4. Spa – Pumps, filter and controls were replaced, heating was refurbished but not replaced
5. Property exterior was repainted in 2018 and both front door and casita door re-stained.
6. New carpets installed in 2019 in main house
7. Windows – Nearly all windows and sliding screen doors were repaired and adjusted to ensure smooth opening and closing, work done in 2019
8. Appliances – The oven, microwave and dishwasher are approx. 2-3 years old. The fridge is older.