



## THE MALLEN & MARSHALL TEAM

REAL ESTATE SERVICES

[www.MallenandMarshallDesertProperties.com](http://www.MallenandMarshallDesertProperties.com)

### 66 CABERNET

#### AMENITIES AND UPGRADES

- 1832 Square Feet
- Light and Bright 2 Bedrooms + 2 Bathrooms
- Den – can be used as a craft, Hobby room, office or work-out room
- Leased Solar- Assumable at \$84.00 per month
- Tile flooring resembling Hardwood
- Tray (recessed) ceilings
- Custom window treatments
- Added “barn door” to bedroom
- Kitchen & bathrooms: granite countertops, upgraded fixtures
- Upgraded and oversized kitchen cabinets
- Large island and Upgraded appliances
- Custom pendant and recessed lighting throughout the house
- Extended patio and misting system
- Breathtaking view of greenbelt, mountains
- 55+ Community built in 2019
- Centrally located less than 30 minutes from both Palm Springs and Palm Desert

#### **HOA FEES COVER:**

- 5 Star fitness center with classes tailored to active adults.
- Two swimming pools, includes an indoor lap/exercise pool and outdoor resort style pool.
- Pickleball, bocce ball, and tennis
- Beautiful clubhouse with bar, meeting rooms and activity areas
- Upkeep of common areas, including landscaping, lighting, and repairs for shared spaces (pathways, streets, parks, and recreational areas).
- 24/7 Security
- Classes, events and clubs that host events all year long
- Golf Simulator
- Includes monthly Spectrum cable service