

# YOU OWN THE LAND!



**74636 AZURITE CIR E**  
PALM DESERT, CA 92260



2  
Bedrooms



1.75  
Bathrooms



1,200 SF (Assessor)  
~1,800 SF Total Area



Offered at  
\$259,900



Discover exceptional value in this beautifully maintained 2-bedroom manufactured home (24'x60' + 9'x40' addition) in highly desirable Portola Country Club, a gated 55+ golf community in the heart of Palm Desert where you own the land (NO SPACE RENT!). This open-concept home features NEWER DUAL-PANE VINYL WINDOWS framing stunning mountain views, a NEWER WATER HEATER, and NEWER CEILING and NEWER VINYL PLANK FLOORING in the finished, air-conditioned bonus room (bringing the TOTAL AREA CLOSER TO 1,800 SF). Designed with two primary suites, each with its own ensuite bath. In addition to central air and heat, an EVAPORATIVE COOLER boosts efficiency. The bright kitchen offers a gas cooktop, stainless oven, stainless sink, and built-in breakfast bar. The family room opens through sliding glass doors to a versatile BONUS ROOM. Enjoy a large backyard with MOUNTAIN VIEWS, accessible from the rebuilt carport—ideal for relaxing or entertaining. On a permanent foundation with recorded 433a. Residents enjoy unlimited golf on the private 18-hole, par-3 course, included in the LOW HOA (trash, cable, internet). Amenities include three pools, pickleball, bocce, a newly remodeled clubhouse and fitness center, pub, and full social calendar. Close to El Paseo Shopping District for premier shopping and dining—resort living in a vibrant community.

# 74636 AZURITE CIR E

1,200 SQ. FT. (TAX ASSESSOR)

~1,800 SF OF TOTAL AREA W/EXPANDED BONUS ROOM

2 BEDS | 1.75 BATHS | 2 COVERED PATIOS | CARPORT

