

FEATURES & UPGRADES

81667 Avenida Viesca, Indio CA 92203 | Sun City Shadow Hills (Phase 3)

EXTERIOR

- Preferred south-facing golf course lot
- Elevated views overlooking the 2nd green
- Oversized PebbleTec saltwater spool highlighted by a stacked-stone feature wall with dual waterfall spillways and illuminated glass-block pilasters, perfect for day-to-night enjoyment.
- Alumawood trellis-style extended covered patio
- Extended paver and flagstone patio
- Natural gas firepit with upgraded glass embers
- Built-in BBQ island
- Wrought iron fencing along perimeter wall
- Professionally landscaped front and back yards
- Daikin mini-split HVAC systems at guest room and garage (3-4 years old)
- 8-foot garage extension
- Built-in garage storage cabinets
- Remote access entry at garage
- Newly installed garage door opener
- Insulated garage door
- Large refrigerator in garage

INTERIOR

- Hardwood flooring in great room, dining room, kitchen, halls and primary bedroom
- Carpet in guest bedrooms
- Tile flooring in bathrooms and laundry
- Plantation wood shutters throughout
- Ceiling fans throughout
- Overhead pendant lights over kitchen island
- Chef's kitchen featuring granite slab countertops, quality cabinetry, and stainless-steel appliances
- Built-in desk in kitchen
- Dual trash/recycling drawer in kitchen
- Dual roll out drawers in most kitchen base cabinets
- Phantom screen door on primary bedroom French door to patio
- Solar tubes in primary bedroom closet and laundry room
- Laundry room sink and upper cabinets
- Additional upper shelving in hallway to garage

2025 AVERAGE MONTHLY UTILITY & MAINTENANCE COSTS

Electric (Imperial Irrigation District - IID)	(Winter) \$182 (Summer) \$359
Gas (SoCal Gas)	\$24
Water (Indio Water Authority)	\$31
Gardener (1x per week)	\$70
Pool service	\$120
Pest control	\$38
HOA (Internet included)	\$398