

69333 E. Palm Canyon Drive, # 174, Cathedral City, CA 92234 — Sungate Country

RECENT UPGRADES:

2026:

- ◆ Propane Gas Stove/Oven. ◆ Three Ceiling Fan/Light Fixtures.
- ◆ Side Alley Finished with Rock Gravel.

2025:

- ◆ Built-In Microwave. ◆ Living Room Area Repainted.
- ◆ Ergonomic Computer Chair. ◆ Front Door Lock Replaced.

2024:

- ◆ Metal Privacy/Sun Screening around Side Porch. ◆ Computer Table. ◆ Queen Mattress.

2023:

- ◆ Two Matching Upholstered Living Room Chairs. ◆ Dining Table with Two Chairs.

2022:

- ◆ Heating & Air-Conditioning System with Two Mini-Split Units. ◆ Internet Router.

2016:

- ◆ Roof Replacement. ◆ Exterior repainted. (Both by Prior Owner.)

SPECIAL FEATURES:

- ✓ **Completely Turnkey Furnished** — Furniture, Appliances, Kitchenware, Dishes, Glassware, Pots, Pans, Silverware and Small Appliances Included; Seller Excluding Personal Items.
- ✓ Kitchen Includes Refrigerator, Propane Gas Stove/Oven, Built-In Microwave, Air Fryer, Toaster Oven, Toaster, Food Processor, Stand Mixer & Slow Cooker.
- ✓ 32" Wall-Mounted Sharp TV with Roku Stick Included.
- ✓ Vaulted Ceilings & Finished Drywall Interior provide a Bright, Comfortable Residential Feel.
- ✓ Exceptional Built-In Cabinetry & Storage throughout the Home, including Bedroom Closets with Built-In Drawers.
- ✓ Covered Side Patio-Deck w/ Privacy Sun Screening creates Additional Outdoor Living Space.
- ✓ Desirable Interior Community Location Away from Highway 111.
- ✓ Gated 55+ Sungate Country Community with Two Pools, Three Spas, Clubhouse/Community Center, Fitness & Recreation Facilities, Community Laundry and Social Activities.
- ✓ Convenient to Shopping, Restaurants, Entertainment, Casinos & Hiking & Public Transportation Available Just Outside the Community Gates.

 **Turnkey Furnished**  **Private Outdoor Living**  **Gated 55+ Desert Community**