71405 Mesa Trail_Palm Desert Home Selling Features

Interior Features

- New plumbing
- Fresh Interior Paint
- Tile throughout
- Wood burning fireplace
- Primary Walk in closet
- Built in shelves and desk in bedroom
- 3 bedrooms+ office with built in shelves and desk
- x2- ¾ bathrooms
- 1 story
- Efficiency Washer and Dryer
- Large Laundry/Exercise area and built in shelves
- Water filtration system
- Recent (2024) Complete AC Duct system cleaned, IAQ 3000 Includes air ranger and oxidizer with Uv
- 1-Inch Polarized-Media Air Cleaners on AC Intake
- Water Softener System
- Updated recessed kitchen LED lighting on dimmer switch

Exterior Features

- Mature desert trees and landscaping
- Fresh Exterior Paint
- Unincorporated neighborhood
- 16 different fruit trees (Mango, Pomegranate, fig, Valencia orange, Hass avocado, Fuerte Avocado, Key Lime, Kumquat, Buddha Hand, Blood orange, Rio Red Grapefruit, pineapple guava, Meyer lemon, tangelo, pomelo, Mandarin)
- 1 Acre
- Rachio programmable irrigation system with multiple zones
- Water efficiency rates from CVWD
- New pool equipment with variable speed pumps
- Pebble=Tec pool and hot tub
- Saltwater pool
- Pool has Heater and Chiller
- LED color changing pool lights
- Hot tub on Propane
- Storage shed
- Garden and compost areas
- No power lines over property
- Fiber running to house
- Easement priority included on Title Dominant Tenement
- Drainage culvert for water mitigation
- Potential for home expansion to south of house
- Sense technology for electricity usage data to optimize efficiency
- Flume technology for water usage data to optimize efficiency
- Solar Panels Owned (not leased)
- Small camper/trailer storage area
- Extra rock/boulders and paver materials for improvements

- Propane tank (with new piping and shut-offs at tank and at house)
- Water Heater upgrade in 2018
- New springs on pool gates
- Roofing patched and sealed
- New repaired exterior fascia trim on garage and house
- Sliders maintained and tracks cleaned

Garage
- Epoxy flooring
- Swamp cooler and Heat pump unit
- Fridge/Freezer
- Ample Storage shelves and cabinets
- Extra large garage
- Insulated garage door

Neighborhood Perks
- School bus stop at entrance
- Direct access to hiking trails