



2701 E. Mesquite Ave., Unit Q74, Palm Springs, 92264

### *Facts and Features (page 1 of 2)*

#### Facts:

*Upgrades made to property during current seller's ownership:*

#### ***Kitchen:***

New granite counter tops, cabinet fronts, ceiling lights

#### ***Bathrooms:***

Updated lighting, new vanity tops, washbasins and faucets in both bathrooms, new toilet. Redecorated all bathroom and bedroom fitted cabinets

#### ***Throughout the apartment:***

New vertical blinds, new screens, almost all double-glazed window units replaced

***HOA*** have recently painted all outside metal railings (stairs and patio).

We understand the HOA have scheduled retiling of gated community entrance area of phase 4 in the spring of 2020.

HOA has scheduled resurfacing of balconies and external painting of building in the next 2/3 years



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### *Facts and Features (page 2 of 2)*

#### Features:

- Condo with 2BDM, 2BA, 1175 sq.ft. Lot 1307 in Phase IV of the Mesquite CC.
- Bright and cheerful south facing upper unit with fantastic Mountain and Pool Views
- Two balconies access off the living room master suite and guest bedroom
- Two parking spaces, not designated, one covered parking, the other uncovered
- Mesquite CC has 5 different communities, 2701 Mesquite is the only community that is enclosed, entry through front gates to access all units.
- Property comes furnished with some exclusions, see attached inventory list
- Community pools and spas meandering walkways around pools, spas and tennis court
- Minutes to the Smoke Tree Shopping Plaza and to downtown Palm Canyon, Palm Springs Museum, restaurants, hotels and shops.
- Short term rentals of 7 days or more are allowed