

VALUATION WORKBOOK

79665 Cetrino, La Quinta, CA 92253





Presented by

Chris Casas

California Real Estate License: 01320583 File ID: 79665 Cetrino, La Quinta, CA 92253



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chris@chriscasas.com

Indian Springs Real Estate 79940 Westward Ho Drive Indio, CA 92201







79665 Cetrino, La Quinta, CA 92253 MLS Name: California Desert Associa

Listing Date: 5/18/2017 MLS Name: California Desert Association of REALTORS® MLS Listing ID: 217014214



Legend: 🥂 Subject Property

• New, Active: 5/18/2017

Result of Sales Comparison Analysis

\$694,640 (or \$247 / sq ft)

Last Analysis Update: 5/25/2017

\$600,000 - \$780,000

(or \$213 – \$277 / sq ft)

Number of Comps Chosen

Comps Range **\$600,000 - \$780,000**

List Price **\$790,000** List Date: 5/18/2017

LIST Date: 5/18/2017

Current Estimated Value **\$747,010**

Last RVM[®] Update: 5/2/2017 Days in RPR: 7

RVM® Est. Range: \$687,250 - \$806,770

RVM[®] Confidence: $\bigstar \bigstar \bigstar \bigstar \bigstar$

RVM[®] Change - Last 1 Month: **\$8,820**

Homeowner Facts

Owner Name (Public) Mailing Address Cavella Barbara I; Cavella B I 2550 Roundhill Dr Alamo CA 94507-2236

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

RPR





79665 Cetrino, La Quinta, CA 92253

Listing Date: 5/18/2017 MLS Name: California Desert Association of REALTORS® MLS Listing ID: 217014214

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	-	-	_
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Single Family Detach	-
Total Rooms	-	-	-
Total Rooms Above Grade	_	-	-
Bedrooms	3	3	-
Bedrooms Above Grade	_	-	-
Total Baths	1.2	1.2	-
Total Baths Above Grade	-	-	-
Full Baths	1	1	–
Full Baths Above Grade	_	-	-
Partial Baths	2	2	-
Partial Baths Above Grade	_	-	-
Living Area (sq ft)	2,815	2,815	-
Living Area Above Grade (sq ft)	—	-	-
Basement (sq ft)	—	-	-
Finished Rooms Below Grade	—	-	-
Lot Size	8,276 sq ft	8,276 sq ft	-
Lot Dimensions	8276 SF	-	-
Garage	Yes	Yes	-
Garage (sq ft)	—	-	-
Pool	Yes	-	Yes
Location	_	On Golf Course	-
Tenure	_	_	-
View	—	-	-
View Factors	_	Golf Course View, Mountain View	-
Style	_	_	-
Quality of Construction	—	-	-
Year Built	2000	2000	-
Age	17	17	_
Condition	-	-	_
Functional Utility	-	-	_
Heating Features	Central	Fireplace, Forced Air	-
Cooling Features	Central	Air Conditioning, Central Air Conditioning	-
Energy Efficient Items	-	-	-
Porch/Patio/Deck	_	_	-

Public Remarks

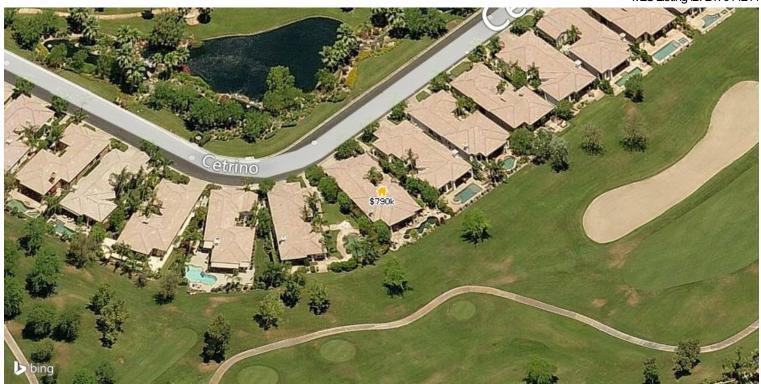
Gorgeous, pristine, highly upgraded home with tranquil south-east mountain and fairway views of the 18th fairway of the private Citrus course! This home is move-in ready, with many upgrades throughout. The gournet kitchen has granite counters, high-end appliances and honey-toned cabinetry. The office and the great room have gorgeous custom built-ins. The custom faux painted fireplace is a work of art. Other upgrades include an indoor, outdoor surround-sound system throughout, the convenience of electric shades, plantation shutters, wet bar with refrigerator, custom marble treatments in all bathrooms and custom saltwater pool and spa. Plus built-in closets, a garage with many built-ins and polyurithaned floor, lush landscaping and a courtyard waterfall. Social and golf memberships are available..





Extended Home Facts

Listing Date: 5/18/2017 MLS Name: California Desert Association of REALTORS® MLS Listing ID: 217014214



Legend: 🌴 Subject Property

Location Details

Directions to Property	Jefferson gate: tum R at second gate tum L at Mango. Tum L onto Cetrino. Home on R side. From 52nd gate go straight to end of street (past Mango). Home on R.
Subdivision	The Citrus
Location Features	On Golf Course
Area Description	La Quinta South Of H
Walkability Score (out of 5)	Overall: 0.3 Amenity: 0.3 Leisure: 0.2





Property Photos

Listing Date: 5/18/2017 MLS Name: California Desert Association of REALTORS® MLS Listing ID: 217014214



















File ID: 79665 Cetrino, La Quinta, CA 92253























File ID: 79665 Cetrino, La Quinta, CA 92253











Property History

T 1	D
Leσal	Description
LLSa	Description

Lega Desemption	
Parcel Number:	776-250-031
Zoning:	-
Abbreviated Description:	LOT:31 CITY/MUNI/TWP:LA QUINTA TR#:28719 .19 ACRES M/L IN LOT 31 MB 271/098 TR 28719
Census Tract:	060650451.212019
City/Municipality/Township:	LA QUINTA

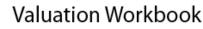
Tax and Assessed Values

Date	Improv emei	nts	Land		Total	Тах	
2016	\$488,000	+	\$262,000	=	\$750,000	\$9,615	
2015	\$493,000	+	\$265,000	=	\$758,000	\$9,888	
2014	\$466,000	+	\$251,000	=	\$717,000	\$9,403	
2013	_	+	_	=	_	\$7,863	
2012	\$365,000	+	\$196,000	=	\$561,000	\$7,351	
2011	\$422,000	+	\$227,000	=	\$649,000	\$7,351	
2009	\$450,000	+	\$243,000	=	\$693,000	_	
2007	\$699,465	+	\$376,635	=	\$1,076,100	_	
2006	\$685,750	+	\$369,250	=	\$1,055,000	_	
2005	\$395,078	+	\$169,318	=	\$564,396	-	

Listing and Sales History

MLS Name	List Date	Sold Date	Days in RPR	Amount	Status	Change Date
California Desert Association of REALTORS®	5/18/2017	_	7	\$790,000	Active	5/18/2017
California Desert Association of REALTORS®	7/9/2013	_	365	\$10,000	Price Change	7/9/2014
				_	Expired	7/9/2014
California Desert Association of REALTORS®	12/10/2012	_	183	\$780,000	Expired	6/11/2013
California Desert Association of REALTORS®	6/25/2012	_	347	_	Expired	6/7/2013
California Desert Association of REALTORS®	6/7/2011	_	378	\$9,500	Price Change	6/19/2012
				_	Expired	6/19/2012
California Desert Association of REALTORS®	3/30/2011	_	43	\$10,000	Price Change	5/12/2011
				_	Cancelled	5/12/2011





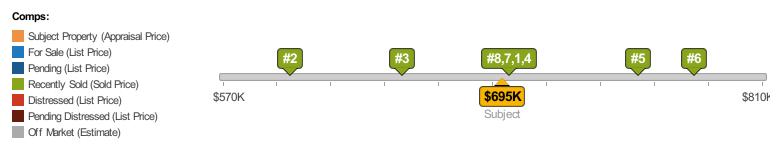
Sales Comparables Analysis Summary

REALTORS



Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.







Comps Selected In Analysis



		Contraction of the second	
Address	79665 Cetrino	79645 Cetrino	79725 Cetrino
	La Quinta, CA 92253	La Quinta, CA 92253	La Quinta, CA 92253
Status	Subject Property	1 Recently Sold	11 Recently Sold
MLS Name	California Desert Association of REALTORS®	California Desert Association of REALTORS®	California Desert Association of REALTORS®
MLS Listing ID	217014214	217004288	216011916
Proximity		.03 Mi. W	.06 Mi. NE
Value	\$694,640	\$699,000	\$600,000
Price Per Sq. Ft.	\$247	\$273	\$248
Sale/Finance Concession	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detach	Single Family Detach	Single Family Detach
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	3	3	3
Bedrooms Above Grade	-	-	-
Living Area sq ft range (low)	-	-	_
⊥iving Area sq ft range (high)	-	-	-
Total Baths	1.2	3.0	1.2
Total Baths Above Grade	-	-	_
Full Baths	1	3	1
Full Baths Above Grade	-	-	_
Partial Baths	2	2	2
Partial Baths Above Grade	-	-	_
iving Area (sq ft)	2,815	2,557	2,419
iving Area Above Grade (sq ft)	-	-	_
Basement (sq ft)	-	-	_
Finished Rooms Below Grade	-	_	_
_ot Size	8,276 sq ft	9,583 sq ft	7,405 sq ft
_ot Dimensions	8276 SF	9583 SF	7405 SF
Garage	Yes	Yes	Yes
Garage (sq ft)	-	_	_
Pool	Yes	Yes	Yes
ocation	On Golf Course	On Golf Course	_
Fenure	-	-	_
/iew	-	-	_
View Factors	Golf Course View, Mountain View	Golf Course View, Mountain View	Golf Course View, Mountain View
Style	-	-	_
Quality of Construction	_	_	_





Comps Selected In Analysis			
Address	79665 Cetrino La Quinta, CA 92253	79645 Cetrino La Quinta, CA 92253	79725 Cetrino La Quinta, CA 92253
Status	Subject Property	1 Recently Sold	12 Recently Sold
Year Built	2000	1999	2000
Age	17	18	17
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Fireplace, Forced Air	Forced Air	Forced Air
Cooling Features	Air Conditioning, Central Air Conditioning	Zoned Air Conditioning	Air Conditioning, Central Air Conditioning
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	Awning, Concrete Slab, Covered, Wrap Around	-
Net Adjustments (%)		-	-
Gross Adjustments (%)		-	-
Net Adjustments		-	-
Net Adjustments Per Sq. Ft.		-	-
Net Adjusted Value		\$699,000	\$600,000
Net Adjusted Value Per Sq. Ft.		\$273	\$248
Comp Weighting		13%	13%
Notes from Chris Casas		_	_





Comps Selected In Analysis

Carlo Carlos		
79525 Cetrino	79445 Toronja	79115 N

Address	79525 Cetrino La Quinta, CA 92253	79445 Toronja La Quinta, CA 92253	79115 Mandarina La Quinta, CA 92253
Status	1 Recently Sold	付 Recently Sold	🚯 Recently Sold
MLS Name	California Desert Association of REALTORS®	California Desert Association of REALTORS®	California Desert Association of REALTORS®
MLS Listing ID	216029374	217004296	216033078
Proximity	.15 Mi. W	.28 Mi. NW	.65 Mi. NW
Value	\$650,000	\$699,000	\$755,000
Price Per Sq. Ft.	\$269	\$271	\$267
Sale/Finance Concession	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detach	Single Family Detach	Single Family Detach
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	3	3	3
Bedrooms Above Grade	-	-	_
Living Area sq ft range (low)	-	-	_
Living Area sq ft range (high)	-	-	_
Total Baths	3.0	3.1	3.1
Total Baths Above Grade	-	-	_
Full Baths	3	3	3
Full Baths Above Grade	-	-	-
Partial Baths	2	1	1
Partial Baths Above Grade	-	-	_
Living Area (sq ft)	2,419	2,577	2,833
Living Area Above Grade (sq ft)	-	-	_
Basement (sq ft)	-	-	_
Finished Rooms Below Grade	-	-	_
Lot Size	7,841 sq ft	7,405 sq ft	8,276 sq ft
Lot Dimensions	7840 SF	7405 SF	8276 SF
Garage	Yes	Yes	Yes
Garage (sq ft)	-	-	-
Pool	Yes	Yes	Yes
Location	On Golf Course	On Golf Course	On Golf Course
Tenure	-	_	_
View	-	-	-
View Factors	Golf Course View, Mountain View	Golf Course View, Mountain View, Panoramic View	Golf Course View, Mountain View, Pool View
Style	-	-	-
Quality of Construction	-	-	-





Comps Selected In Analysis			
Address	79525 Cetrino La Quinta, CA 92253	79445 Toronja La Quinta, CA 92253	79115 Mandarina La Quinta, CA 92253
Status	1 Recently Sold	👍 Recently Sold	1 Recently Sold
Year Built	1999	2000	2001
Age	18	17	16
Condition	_	_	_
Functional Utility	_	_	_
Heating Features	Forced Air	Forced Air	Central Furnace, Forced Air
Cooling Features	Zoned Air Conditioning	Central Air Conditioning	Air Conditioning, Ceiling Fans, Central Air Conditioning
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	Awning, Concrete Slab, Covered
Net Adjustments (%)	-	-	-
Gross Adjustments (%)	-	-	-
Net Adjustments	-	-	-
Net Adjustments Per Sq. Ft.	-	-	-
Net Adjusted Value	\$650,000	\$699,000	\$755,000
Net Adjusted Value Per Sq. Ft.	\$269	\$271	\$267
Comp Weighting	13%	13%	12%
Notes from Chris Casas			_





Comps Selected In Analysis



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Address	79415 Mandarina La Quinta, CA 92253	79040 Citrus La Quinta, CA 92253	79485 Mandarina La Quinta, CA 92253
Status	fer Recently Sold	Recently Sold	1 Recently Sold
MLS Name	California Desert Association of REALTORS®	California Desert Association of REALTORS®	California Desert Association of REALTORS®
MLS Listing ID	216035280	216032432	216034422
Proximity	.42 Mi. NW	.45 Mi. W	.37 Mi. NW
Value	\$780,000	\$695,000	\$690,000
Price Per Sq. Ft.	\$275	\$241	\$244
Sale/Finance Concession	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detach	Single Family Detach	Single Family Detach
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	3	3	3
Bedrooms Above Grade	-	-	-
Living Area sq ft range (low)	-	-	-
Living Area sq ft range (high)	-	_	_
Total Baths	1.3	1.2	1.3
Total Baths Above Grade	-	_	_
Full Baths	1	1	1
Full Baths Above Grade	-	_	_
Partial Baths	3	2	3
Partial Baths Above Grade	-	_	_
Living Area (sq ft)	2,833	2,886	2,833
Living Area Above Grade (sq ft)	-	_	_
Basement (sq ft)	-	_	_
Finished Rooms Below Grade	-	_	_
Lot Size	7,405 sq ft	8,276 sq ft	0.28 acres
Lot Dimensions	7405 SF	8276 SF	12196 SF
Garage	Yes	Yes	Yes
Garage (sq ft)	-	_	_
Pool	Yes	Yes	Yes
Location	-	On Golf Course	On Golf Course
Tenure	_	-	_
View	-	-	_
View Factors	Golf Course View, Mountain View	Golf Course View, Mountain View	Golf Course View, Mountain View
Style	-	-	-
Quality of Construction	_	_	_





Comps Selected
In Analysis

Address

Status Year Built Age Condition Functional Utility

 79415 Mandarina La Quinta, CA 92253	79040 Citrus La Quinta, CA 92253	79485 Mandarina La Quinta, CA 92253
 🚯 Recently Sold	1 Recently Sold	🔞 Recently Sold
 2004	1999	2000
 13	18	17
 -	-	-
 -	-	-
 Forced Air	Forced Air	Forced Air
 Air Conditioning Control Air	Air Conditioning Control Air	Air Conditioning, Coiling Eono

Heating Features	Forced Air	Forced Air	Forced Air
Cooling Features	Air Conditioning, Central Air Conditioning	Air Conditioning, Central Air Conditioning	Air Conditioning, Ceiling Fans
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Net Adjustments (%)	-	-	-
Gross Adjustments (%)	-	-	-
Net Adjustments	-	-	-
Net Adjustments Per Sq. Ft.	-	-	-
Net Adjusted Value	\$780,000	\$695,000	\$690,000
Net Adjusted Value Per Sq. Ft.	\$275	\$241	\$244
Comp Weighting	12%	12%	12%
Notes from Chris Casas	-	-	_





Status

Value

Proximity

Price Per Sq. Ft.

Property Type

Total Rooms

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Basement (sq ft)

Lot Dimensions

Garage (sq ft)

View Factors

Quality of Construction

Lot Size

Garage

Location Tenure

Pool

View

Style

Age

Year Built

Condition

Functional Utility

Heating Features

Cooling Features Energy Efficient Items Porch/Patio/Deck

Property Subtype

Sale/Finance Concession

Total Rooms Above Grade

Bedrooms Above Grade

Living Area sq ft range (low)

Living Area sq ft range (high)

Total Baths Above Grade

Full Baths Above Grade

Partial Baths Above Grade

Living Area Above Grade (sq ft)

Finished Rooms Below Grade

Listing Facts

Recently Sold

Single Family Residence

Single Family Detach

.03 Mi. W

\$699,000

\$273

-

3

_

_

_

-3

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_

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_

_

_

_

_

Yes

1999

18

_

_

Forced Air

Wrap Around

Zoned Air Conditioning

Awning, Concrete Slab, Covered,

9,583 sq ft

On Golf Course

Golf Course View, Mountain View

2,557

3.0

Adjustments

🏦 79645 Cetrino, La Quinta, CA 92253

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 217004288

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LEGEND: 👬 Subject Property 👬 This Property

RECENTLY SOLD

• Sold Date: 3/3/2017 • MLS Listing 217004288: 2/5/2017

Sold Price

\$699,000

Adjusted Price

\$699,000

Net Adjustments (\$ / %)

/

Gross Adjustments (\$ / %)



•>	RPR	





1 Property Photos: 79645 Cetrino, La Quinta, CA 92253





























File ID: 79665 Cetrino, La Quinta, CA 92253





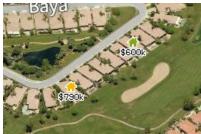


🔷 79725 Cetrino, La Quinta, CA 92253

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.06 Mi. NE	
Value	\$600,000	
Price Per Sq. Ft.	\$248	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Single Family Detach	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	1.2	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	2	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,419	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	7,405 sq ft	
Lot Dimensions	-	
Garage	Yes	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	Golf Course View, Mountain View	
Style	-	
Quality of Construction	-	
Year Built	2000	
Age	17	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	Air Conditioning, Central Air Conditioning	
Energy Efficient Items	-	
Porch/Patio/Deck	-	

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 216011916





LEGEND: 🕂 Subject Property 🎢 This Property

RECENTLY SOLD

Sold Date: 2/21/2017
MLS Listing 216011916: 4/8/2016

Sold Price \$600,000

Adjusted Price

\$600,000

Net Adjustments (\$ / %)

/

Gross Adjustments (\$ / %)



RPR





1 Property Photos: 79725 Cetrino, La Quinta, CA 92253







1 79525 Cetrino, La Quinta, CA 92253

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 216029374

	Listing Facts	Adjustments	IVES LISUING ID. 21002351
Status	Recently Sold		
Proximity	.15 Mi. W		A State of the state of the
Value	\$650,000		the state of the s
Price Per Sq. Ft.	\$269		and and and and
Sale/Finance Concession	-		
Property Type	Single Family Residence		A CALL STREET
Property Subtype	Single Family Detach		
Total Rooms	-		
Total Rooms Above Grade	-		
Bedrooms	3		
Bedrooms Above Grade	_		Car Baya
Living Area sq ft range (low)	_		\$650k
Living Area sq ft range (high)	-		
Total Baths	3.0		\$790k
Total Baths Above Grade	_		Training and
Full Baths	3		
Full Baths Above Grade	_		LEGEND: 👬 Subject Property 🎢 This Property
Partial Baths	_		
Partial Baths Above Grade	_		• Sold Date: 5/3/2017
Living Area (sq ft)	2,419		• MLS Listing 216029374: 10/8/2016
Living Area Above Grade (sq ft)	-		Sold Price
Basement (sq ft)	_		\$650,000
Finished Rooms Below Grade	-		ψ030,000
Lot Size	7,841 sq ft		Adjusted Price
Lot Dimensions	-		
Garage	Yes		\$650,000
Garage (sq ft)	-		Not Adjustments $(\Phi \setminus Q)$
Pool	-		Net Adjustments (\$ / %)
Location	On Golf Course		-/-
Tenure	-		Gross Adjustments (\$ / %)
View	-		Gioss Adjust hents (\$ 7 %)
View Factors	Golf Course View, Mountain View		-/-
Style	-		
Quality of Construction	-		
Year Built	1999		
Age	18		
Condition	-		
Functional Utility	-		
Heating Features	Forced Air		
Cooling Features	Zoned Air Conditioning		
Energy Efficient Items	-		
Porch/Patio/Deck	-		

♣RPR^{*}



1 Property Photos: 79525 Cetrino, La Quinta, CA 92253

CALIFORNIA DESERT ASSOCIATION OF REALTORS

The perfect southern mountain view	awaits behind this beautiful former model home!	A private, welcoming courtyard
a æcluded spot to relax	and enjoy nature at her best!	Open, airy spaces,
high ceilings and walls of glass define this lovely Entertaining is easy with this open floor plan!	home! A fireplace and custom built-ins enhance the	visual appeal.
The view is the perfect backdrop for your dinner par A cozy breakfast bar separates kitchen and dining	, , ,	
WOW! a sparkling, fashionable white kitchen!	Granite counters and backsplashes,	and stainless appliances add to the gourmet feel!
Here's the perfect spot for alfresco dining!	The view of Coral Reef mountain is unequalled!	The lovely pool and spa enjoy sun all day long!
The long western view, up the 17th fairway!	Picture yourself enjoying this view all winter long!	Your oversize spa is inviting after a day of golf!





付 79445 Toronja, La Quinta, CA 92253

Listing Facts	Adjustments
Recently Sold	
.28 Mi. NW	
\$699,000	
\$271	
-	
Single Family Residence	
Single Family Detach	
-	
-	
3	
-	
-	
-	
3.1	
-	
3	
-	
1	
-	
2,577	
-	
-	
-	
7,405 sq ft	
-	
Yes	
-	
-	
On Golf Course	
-	
-	
Golf Course View, Mountain View, Panoramic View	
_	
_	
2000	
17	
_	
_	
Forced Air	
Central Air Conditioning	
_	
	Recently Sold .28 Mi. NW \$699,000 \$271 - Single Family Residence Single Family Detach - - 3 - 3.1 - 3.1 - 3.1 - 3.1 - 3.1 - 3.1 - 3.1 - 1 - 2,577 - - 7,405 sq ft - - On Golf Course - - - - - - - - - - - - - - - - - - - <tr td=""></tr>

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 217004296





GEND: 🕂 Subject Property 🎢 This Property

RECENTLY SOLD

old Date: 3/22/2017 ILS Listing 217004296: 2/5/2017 ld Price

699,000

justed Price

699,000

et Adjustments (\$ / %)

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oss Adjustments (\$ / %)



RPR





付 Property Photos: 79445 Toronja, La Quinta, CA 92253





🚯 79115 Mandarina, La Quinta, CA 92253

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 216033078

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.65 Mi. NW	
Value	\$755,000	
Price Per Sq. Ft.	\$267	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Single Family Detach	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	_	
Living Area sq ft range (low)	_	
Living Area sq ft range (high)	_	
Total Baths	3.1	
Total Baths Above Grade	_	
Full Baths	3	
Full Baths Above Grade	_	
Partial Baths	1	
Partial Baths Above Grade	_	
Living Area (sq ft)	2,833	
Living Area Above Grade (sq ft)		
Basement (sq ft)	_	
Finished Rooms Below Grade	_	
Lot Size	8,276 sq ft	
Lot Dimensions	_	
Garage	Yes	
Garage (sq ft)		
Pool	Pool-Heated	
Location	On Golf Course	
Tenure		
View	_	
View Factors	- Colf Course View Mountain View	
	Golf Course View, Mountain View, Pool View	
Style	-	
Quality of Construction	_	
Year Built	2001	
Age	16	
Condition	_	
Functional Utility	_	
Heating Features	Central Fumace, Forced Air	
Cooling Features	Air Conditioning, Ceiling Fans,	
	Central Air Conditioning	
Energy Efficient Items	-	
Porch/Patio/Deck	Awning, Concrete Slab, Covered	





LEGEND: A Subject Property A This Property

RECENTLY SOLD

- Sold Date: 3/21/2017 - MLS Listing 216033078: 11/7/2016 Sold Price

\$755,000

Adjusted Price

\$755,000

Net Adjustments (\$ / %)

-/-

Gross Adjustments (\$ / %)



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RPR



🚯 Property Photos: 79115 Mandarina, La Quinta, CA 92253





Status Proximity

Value

Price Per Sq. Ft.

Property Type

Total Rooms

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Basement (sq ft)

Lot Dimensions

Garage (sq ft)

View Factors

Quality of Construction

Lot Size

Garage

Pool

Location

Tenure

View

Style

Age

Year Built

Condition

Functional Utility

Heating Features

Cooling Features

Property Subtype

Sale/Finance Concession

Total Rooms Above Grade

Bedrooms Above Grade

Living Area sq ft range (low)

Living Area sq ft range (high)

Total Baths Above Grade

Full Baths Above Grade

Partial Baths Above Grade

Living Area Above Grade (sq ft)

Finished Rooms Below Grade

Listing Facts

Recently Sold

Single Family Residence

Single Family Detach

.42 Mi. NW

\$780,000

\$275

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3

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3

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Yes

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2004

13

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Forced Air

Conditioning

Golf Course View, Mountain View

Air Conditioning, Central Air

7,405 sq ft

2,833

Adjustments

💼 79415 Mandarina, La Quinta, CA 92253

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 216035280

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Personal State	1		



LEGEND: 👫 Subject Property 🎢 This Property

S RECENTLY SOLD

Sold Date: 1/13/2017
MLS Listing 216035280: 11/30/2016

Sold Price \$780,000

Adjusted Price

\$780,000

Net Adjustments (\$ / %)

/

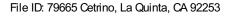
Gross Adjustments (\$ / %)



Energy Efficient Items
Porch/Patio/Deck

► RPR[®]







Property Photos: 79415 Mandarina, La Quinta, CA 92253

View of home from the golf course side.

View of home from the street side.

Center court yard as enter through the front gate.

Great room

REALTORS[®]

great room with views from all areas.





1 79040 Citrus, La Quinta, CA 92253

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 216032432

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.45 Mi. W	
Value	\$695,000	
Price Per Sq. Ft.	\$241	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Single Family Detach	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
_iving Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	1.2	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	2	
Partial Baths Above Grade	-	
_iving Area (sq ft)	2,886	
_iving Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
_ot Size	8,276 sq ft	
_ot Dimensions	-	
Garage	Yes	
Garage (sq ft)	-	
Pool	Pool-Heated	
_ocation	On Golf Course	
Tenure	-	
√iew	-	
View Factors	Golf Course View, Mountain View	
Style	-	
Quality of Construction	-	
Year Built	1999	
\ge	18	
Condition	-	
Functional Utility	-	
leating Features	Forced Air	
Cooling Features	Air Conditioning, Central Air Conditioning	
Energy Efficient Items	-	
Porch/Patio/Deck	_	



D: 🕂 Subject Property 🎢 This Property

ENTLY SOLD

Date: 3/28/2017 Listing 216032432: 11/3/2016 rice

95,000

ed Price

95,000

justments (\$ / %)

Adjustments (\$ / %)



RPR





😰 Property Photos: 79040 Citrus, La Quinta, CA 92253

Beautiful large outdoor space

View from patio

gourmet kitchen

View from back patio

Entering from the front door. Formal living area.

remodeled powder room

cozy family room

♣RPR[®]





한 79485 Mandarina, La Quinta, CA 92253

MLS Name: California Desert Association of REALTORS® MLS Listing ID: 216034422

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.37 Mi. NW	
Value	\$690,000	
Price Per Sq. Ft.	\$244	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Single Family Detach	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	1.3	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	3	
Partial Baths Above Grade	_	
Living Area (sq ft)	2,833	
Living Area Above Grade (sq ft)	_	
Basement (sq ft)	_	
Finished Rooms Below Grade	_	
Lot Size	0.28 acres	
Lot Dimensions	_	
Garage	Yes	
Garage (sq ft)	_	
Pool	_	
Location	On Golf Course	
Tenure	_	
View	_	
View Factors	Golf Course View, Mountain View	
Style	_	
Quality of Construction	_	
Year Built	2000	
Age	17	
Condition	_	
Functional Utility	_	
Heating Features	Forced Air	
Cooling Features	Air Conditioning, Ceiling Fans	
Energy Efficient Items	-	
Porch/Patio/Deck	_	





LEGEND: 🕂 Subject Property 🎢 This Property

RECENTLY SOLD

Sold Date: 3/31/2017
MLS Listing 216034422: 11/22/2016
Sold Price

\$690,000

Adjusted Price

\$690,000

Net Adjustments (\$ / %)

/

Gross Adjustments (\$ / %)







🎓 Property Photos: 79485 Mandarina, La Quinta, CA 92253

What an incredible southern view seen from the large custom pool/spa.

And the view just keeps on going!

From your back patio watch the golfers miss their putts on the 8th green!

Front of home from the street side Detached casita bedroom off the court yard.

Casita bathroom.

Wet bar with more views

Kitchen open to the great room.

Dining area as part of the great room

Bonus room being used as an office.

Views from the great room.

