

Get Lucky-TODAY!



**2612 Canyon South Dr.
Canyon South Four**

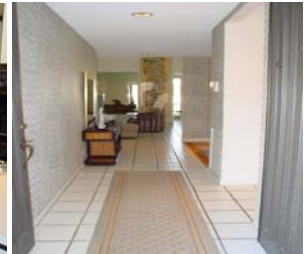
OFFERED AT:
\$498,000

This distinctive rarely available Palm Springs Condo Compound with 19 lucky homeowners is uniquely set in the wind-free South end wrapped by the Mountains, and is perfect for the privileged few fortunate enough to call it home-like you! This residence with a most desirable perimeter location has a private walled and gated yard with citrus trees and three generous patios that provide retreats for sun and shade throughout the day. The lushly landscaped gated courtyard leads to a dramatic double door entry foyer. Upon arrival, guests will gush at the simply brilliant and luxuriously proportioned 2,861 square foot floor plan. Towering ceilings and walls of glass bring the private outdoor vistas inside to be enjoyed year-round. Features include two spacious dual bedroom suites plus a den/media or third bedroom. A grand living room with full wall fireplace and adjacent great room with wet bar are perfect for entertaining with civilized glamour that surely will reflect favorably of your hosting skills. The spacious kitchen with prep area and direct access from garage are great for grocery deliveries and spontaneous memorable affairs.

Your rules of engagement—Act Quickly, Someday is Here!

Statistical information includes:

Built in 1979—Private Walled & Gated Yard
Two car attached garage w/desert cooler air system
Three private patios for shade & mountain views
Manicured landscaping with mature citrus trees
YOU OWN the land—HOA Approx \$586/Mo
Approximately 2,861 s.f. (Buyer to Verify)



PRESENTED BY:

Jim Schwietz, CRS

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