

Welcome

Welcome to the latest edition of the "Palm Springs Condominium and Country Club Communities" Directory. In this directory you should find most of the major developments, including community information, amenities and current listings. I've also included the approximate location and/or address and the general area in Palm Springs that the community is located. More about areas below...

Geographic Areas of Palm Springs

Palm Springs is divided into three areas by the Board of Realtors: North, Central and South. The area from Vista Chino road north is considered the north end. (Coded 331) The area from Ramon Road to Vista Chino is considered the central area. (Coded 332) Everything to the south of Ramon is considered the south area. (Coded 334) The north end of Palm Springs is considered to be the "windy area".

This is an arbitrary designation; the wind does not stop when it hits Vista Chino! A block south of Vista Chino will probably not be much calmer than a block north of Vista Chino.

The Valley's Windy Areas

Palm Springs and neighboring towns rest against mountain ranges which separate the desert from the coastal areas. Banning Pass is located in the north part of the Coachella Valley, north of Palm Springs, and cuts through the mountains into the San Bernardino / Riverside area. The I-10 freeway travels down the center of the pass.

Coastal weather builds and pushes through the pass into the valley in a fairly constant flow of wind. Though the entire Coachella Valley is subject to some amount of wind, the northern part of the valley gets the brunt of this wind. It can have wind every day for weeks at a time and occasionally, they can be very strong. As a guideline, the I-10 freeway is considered the center of this "wind tunnel". The closer you are to the freeway, the more likely you are to experience the winds.

Banning Pass opens up into the Coachella Valley like a funnel, going from the narrows of the pass to the wide expanse of the valley. The wind tends to decrease in intensity as it moves into the valley and it usually decreases before it reaches the northern-most developments of Palm Springs - about ten miles from the pass and the I-10. But it is still not unusual to have five or 10 mile-an-hour winds (sometimes greater) throughout the day for many days. On very windy days, the winds can blow by at 35 mph or more!

The wind is also affected by the shape of the mountain and the surrounding land, so some areas may be more affected than adjoining areas. In general, the northern developments will have more frequent winds or stronger winds than others.

Because there are a lot of people who want to stay away from the wind, Realtors tend to exclude the northern section of Palm Springs from their searches. Of course, this means properties on the north end tend to be less in demand and offer a better value than an identical property in south or central Palm Springs: prices for two identical properties could conceivably be tens of thousands of dollars apart, simply due to this rather arbitrary designation.

Having a nice steady breeze in hot weather can be very pleasant. Many people who live in the north end of town love the winds, and some have actually commented that the relatively "wind-free" southern area of town sometimes seems stifling. The other side of that coin is that winter winds can be very cool, and you may find it uncomfortable to be outside during some of the best sunning days of the year.

It is a personal matter. For those who do not want wind, it is possible to exclude the north end from a Multiple Listing Service (MLS) search. Be aware that you will be excluding about a third (more or less) of the available Palm Springs properties, and very likely some of the best 'deals' Palm Springs has to offer.

Fee Simple vs. Lease Land

In Palm Springs, you'll find condominium and country club communities on both Fee Simple land (land that you own) and Lease land (Indian or Developer leases). I have indicated for each community whether it is Fee Simple or Lease. When you look at listings from the Realtor's MLS, the term "Fee" is used for Fee Simple land. This confuses some people who think "fee" means you are paying some additional amount for the land. Most leases are either paid monthly or annually and average roughly \$100 a month, depending on a number of variables. For a detailed discussion of the issues surrounding Fee Simple vs. Lease land, please see the appropriate link on my website.

Amenities

Most communities offer a number of amenities, including spas, pools, tennis and/or racquet ball courts, golf, a gym, club house, etc. I have tried to indicate which amenities are included in each community, as well as the number of certain amenities.

HOA Dues

Included in the directory are current Home Owner monthly dues, or HOA dues (Home Owner Association). Every attempt has been made to insure that this information is as accurate and up to date as possible, however, the dues can change at any time, so please consider the information provided as a general guideline or estimate.

Many buyers want to know just what Home Owner dues include. Complexes vary, but in most complexes, the dues will include exterior maintenance of the buildings including roofs; landscaping; heating and maintenance of the spas and pools; utilities such as water, garbage and sewer (some include cable TV and gas); insurance covering the building (you'll need to insure your interior and contents), and some complexes also include earthquake insurance. I often hear people complain about the amount of HOA dues. As an owner of a single family home, I'd think it was a bargain if I could pay for everything mentioned above for what typical HOA dues are!

Dues usually fall in the range of \$200-350, depending on the amount and number of amenities, but to some degree you basically get what you pay for. If your dues are low, and the association does not have much in savings (reserves), when any major work needs to be done (such as roofing for example), a special assessment may be necessary to pay for the work, which means each individual home owner will have to come up with a sum of money to cover the additional expense. When buying in a condominium or country club community, you'll receive HOA documents providing invaluable information regarding the financial health, as well as other rules and regulations (more below).

Rules and Regulations

As mentioned, when buying in a community such as a condominium complex or country club, you are provided with information regarding the Home Owner's Association and community. This will include copies of the By-Laws, CC&R's (Conditions, Covenants and Restrictions), Financial Statements as well as the last year's minutes from the HOA Board of Director meetings. It is important to review this information carefully. Issues such as any rules regarding usage, pets, rentals, etc can be critical for some buyers; plans to increase dues or implement any major work projects may have an impact; and the financial health of the HOA and the amount of savings they have in reserve are critical as well. These documents are provided at the seller's expense, by the HOA and are usually received by a buyer a few weeks after escrow is opened.

Searching for Condos for Sale

After studying and reviewing the directory, you might begin the process of selecting certain communities or complexes that fit your needs, criteria and parameters. As you begin to narrow your choices and determine more or less where and what you want to buy, please feel free to let me know. I can easily search the MLS for you regarding current properties for sale and even set up a system called *"The Early Bird Gets The Worm"* where you are automatically emailed listing information every time a property comes on the market. . . .literally within minutes of the time it was listed.

And, of course, I'd be happy to show you any properties for sale in any community. Please feel free to call or email any time to schedule an appointment, or just to chat and discuss any questions or issues you may have.

Andreas Hills - Fee Simple (Bogert Trail & Andreas Hills Dr)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	4
Year Started	1970	Pools	X	6
Total # Units	120	Tennis	X	6
Square Footage	1795-3355	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$360-425</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$379,000 - 450,000</i>			
3 Bedroom	<i>\$479,000 - 499,000</i>			
4 Bedroom	<i>N.A.</i>			

Araby - Fee Simple (Sandcliff Rd, off Araby)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1967	Pools	X	1
Total # Units	<i>N.A.</i>	Tennis		
Square Footage	<i>N.A.</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>N.A.</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$450,000 - 650,000</i>			
3 Bedroom	<i>\$555,000 - 750,000</i>			
4 Bedroom	<i>\$899,000</i>			

Biarritz - Lease (Calle Encilia, south of E. Alejo)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	2
Year Started	<i>1984</i>	Pools	X	1
Total # Units	<i>110</i>	Tennis	X	2
Square Footage	<i>N.A.</i>	Racquet Ball		
Configuration	<i>Multi Story-Single Level</i>	Golf		
Density	<i>22 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$216</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$135,000 – 165,000</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Biltmore - Lease (1000 E Palm Canyon Dr, east of Deepwell)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	3
Year Started	<i>1972</i>	Pools	X	3
Total # Units	<i>60</i>	Tennis	X	1
Square Footage	<i>778 – 1142.</i>	Racquet Ball		
Configuration	<i>3 Story-Single Lvl, Single Lvl, Split Lvl</i>	Golf		
Density	<i>20.4 units/acre</i>	Gym		
Parking	<i>1 Car Garage or Carport</i>	Club House		
Homeowner Dues	<i>\$139-184</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$139,000 – 141,000</i>			
2 Bedroom	<i>\$139,000 169,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Caballeros Estates - Lease (280 S Avenida Caballeros, south of Tahquitz Canyon)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	4
Year Started	<i>1982</i>	Pools	X	4
Total # Units	<i>106</i>	Tennis		
Square Footage	<i>920 – 1128.</i>	Racquet Ball		
Configuration	<i>Town House or Two Story-Single Lvl</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>Carport & Subteranean</i>	Club House	X	
Homeowner Dues	<i>\$270</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$145,000 – 177,000</i>			
2 Bedroom	<i>\$160,000 – 199,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Camino del Sol - Fee Simple (north side of Racquet Club Rd)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	<i>1986</i>	Pools	X	2
Total # Units	<i>74</i>	Tennis	X	2
Square Footage	<i>1211 – 1537</i>	Racquet Ball		
Configuration	<i>Single Level or Two Story-Single Lvl</i>	Golf		
Density	<i>13.14 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House	X	
Homeowner Dues	<i>\$225-235</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$190,000 – 195,000</i>			
3 Bedroom	<i>\$205,000 – 235,000</i>			
4 Bedroom	<i>N.A.</i>			

Canyon Colony West - Lease (west side of S Calle Palo Fierro, between LaVerne & Granada)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1972</i>	Pools	X	1
Total # Units	<i>10</i>	Tennis		
Square Footage	<i>1786 – 2122</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>4units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	<i>N.A.</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>\$330,000</i>			
4 Bedroom	<i>N.A.</i>			

Canyon Country Club Colony - Lease (west side of S Calle Palo Fierro, between LaVerne & Granada)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1964</i>	Pools	X	3
Total # Units	<i>40</i>	Tennis		
Square Footage	<i>1200 – 1648</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>6.54 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$252-315</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>\$199,000</i>			
4 Bedroom	<i>N.A.</i>			

Canyon Country Club Estados - Lease (west side of S Calle Palo Fierro, between LaVerne & Granada)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X 4
Year Started	<i>1976</i>	Pools	X 3
Total # Units	<i>120</i>	Tennis	X 6
Square Footage	<i>750 – 1307</i>	Racquet Ball	
Configuration	<i>Single Level or Two Story</i>	Golf	
Density	<i>10.9 units/acre</i>	Gym	X
Parking	<i>Carport</i>	Club House	X
Homeowner Dues	<i>\$275-311</i>	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>\$125,000</i>		
2 Bedroom	<i>\$170,000 – 195,000</i>		
3 Bedroom	<i>\$199,000 – 249,000</i>		
4 Bedroom	<i>N.A.</i>		

Canyon Estates - Lease (west side of Toledo, between Sierra & Estrella)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X 11
Year Started	<i>1970</i>	Pools	X 15
Total # Units	<i>254</i>	Tennis	X 2
Square Footage	<i>2000 – 3586</i>	Racquet Ball	
Configuration	<i>Single Level, some detached</i>	Golf	X
Density	<i>2.67 units/acre</i>	Gym	X
Parking	<i>2 Car Garage</i>	Club House	X
Homeowner Dues	<i>\$420</i>	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$399,000</i>		
3 Bedroom	<i>\$400,000 – 549,000</i>		
4 Bedroom	<i>\$499,000 – 578,000</i>		

Canyon Granada - Fee Simple (southeast corner of Granada & S Palm Canyon)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 2
Year Started	<i>1984</i>	Pools	X 2
Total # Units	<i>60</i>	Tennis	X
Square Footage	<i>1190 - 1525</i>	Racquet Ball	
Configuration	<i>Single Level or Two Story-Single Lvl</i>	Golf	
Density	<i>10 units/acre</i>	Gym	
Parking	<i>Carport</i>	Club House	
Homeowner Dues	<i>\$265</i>	Security	<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$225,000 – 279,000</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Canyon Heights - Lease (Canyon Heights Rd, west of S Palm Canyon, south of Murray Canyon Rd)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X 3
Year Started	<i>1982</i>	Pools	X 3
Total # Units	<i>50</i>	Tennis	X
Square Footage	<i>1695 – 3100</i>	Racquet Ball	
Configuration	<i>Town House</i>	Golf	
Density	<i>N.A.</i>	Gym	
Parking	<i>2 Car Garage or Carport</i>	Club House	
Homeowner Dues	<i>\$350</i>	Security	<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$259,000 – 349,000</i>		
3 Bedroom	<i>No sales activity in the last six months</i>		
4 Bedroom	<i>\$470,000 – 475,000</i>		

Canyon Sands - Lease (NW corner of E. Palm Canyon & Gene Autry)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X N.A.
Year Started	<i>1972</i>	Pools	X N.A.
Total # Units	<i>228</i>	Tennis	X
Square Footage	<i>1155 - 1404</i>	Racquet Ball	
Configuration	<i>Single Level</i>	Golf	
Density	<i>N.A.</i>	Gym	
Parking	<i>2 Car Garage</i>	Club House	
Homeowner Dues	<i>\$335</i>	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$225,000 – 285,000</i>		
3 Bedroom	<i>\$247,000</i>		
4 Bedroom	<i>N.A.</i>		

Canyon South 1-5 - Lease

- (1. LaVerne between S Palm Canyon & Calle Palo Fierro)
- (2. SW corner of Calle Palo Fierro & LaVerne)
- (3. SE corner of Twin Palms & La Paloma)
- (4. Canyon South Dr, off Calle Palo Fierro)
- (5. Via Isla off Twin Palms)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X 10
Year Started	<i>1973</i>	Pools	X 12
Total # Units	<i>220</i>	Tennis	X 3
Square Footage	<i>1307 – 2900</i>	Racquet Ball	
Configuration	<i>Single Level</i>	Golf	
Density	<i>3.08 – 7.55 units/acre</i>	Gym	
Parking	<i>1 or 2 Car Garage</i>	Club House	
Homeowner Dues	<i>\$335-526</i>	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$349,000 – 449,000</i>		
3 Bedroom	<i>No sales activity in the last six months</i>		
4 Bedroom	<i>N.A.</i>		

This Condominium and Country Club Directory has been prepared and edited by Doug Fischer, Real Estate Agent, Coldwell Banker Residential Brokerage, 760.641.8410, DouglasFischer@earthlink.net, www.DougFischerDesertHomes.com. Every attempt has been made to insure that all information herein is as accurate and up to date as possible, however it is subject to change and is not guaranteed.

Canyon View Condos – Lease (Skyview Dr. off Canyon Vista)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1966</i>	Pools	X	1
Total # Units	<i>48</i>	Tennis		
Square Footage	<i>1200</i>	Racquet Ball		
Configuration	<i>Three Story-Single Level</i>	Golf		
Density	<i>12 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$255</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$165,000 – 178,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Canyon View Estates - Lease (Sierra Madre, north of Granada)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	6
Year Started	<i>1961</i>	Pools	X	6
Total # Units	<i>164</i>	Tennis		
Square Footage	<i>1150 – 2000</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$240-325</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$245,000 – 319,000</i>			
3 Bedroom	<i>\$269,000 – 325,000</i>			
4 Bedroom	<i>N.A.</i>			

Casa Canyon - Fee Simple (north side of LaVerne, between S Palm Canyon & Calle Palo Fierro)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 3
Year Started	1973	Pools	X 3
Total # Units	50	Tennis	
Square Footage	1345 – 2355	Racquet Ball	
Configuration	<i>Three Story-Single Lvl or Town House</i>	Golf	
Density	<i>16.8 units/acre</i>	Gym	
Parking	<i>Carport</i>	Club House	
Homeowner Dues	\$309	Security	None
Sales History (last six months from 8/04)			
Studio	N.A.		
1 Bedroom	\$209,000		
2 Bedroom	\$199,000 – 349,000		
3 Bedroom	<i>No recent sales activity in the last six months</i>		
4 Bedroom	N.A.		

Casa de Oro - Fee Simple (south side of Via Escuela, between Palm Canyon & Mira Vista)

Area = Central

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 1
Year Started	1974	Pools	X 2
Total # Units	92	Tennis	X 2
Square Footage	1088 – 1150	Racquet Ball	X 1
Configuration	<i>Town House or Two Story-Single Lvl</i>	Golf	
Density	<i>15.03 units/acre</i>	Gym	
Parking	<i>1 or 2 Car Garage</i>	Club House	X
Homeowner Dues	\$305	Security	None
Sales History (last six months from 8/04)			
Studio	N.A.		
1 Bedroom	N.A.		
2 Bedroom	\$215,000 – 228,000		
3 Bedroom	\$220,000 – 235,000		
4 Bedroom	N.A.		

Casa Sonora - Lease (Capri Circle off South Sunrise)

Area = South

Community Information		Amenities		Yes	#
Land Status	<i>Lease</i>	Spa	X		1
Year Started	<i>1972</i>	Pools	X		1
Total # Units	<i>60</i>	Tennis	X		2
Square Footage	<i>1240 – 1420</i>	Racquet Ball			
Configuration	<i>Single Level</i>	Golf			
Density	<i>6 units/acre</i>	Gym			
Parking	<i>1 Car Garage</i>	Club House			
Homeowner Dues	<i>\$310-325</i>	Security		<i>None</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>N.A.</i>				
2 Bedroom	<i>\$210,000 – 230,000</i>				
3 Bedroom	<i>\$255,000 – 260,000</i>				
4 Bedroom	<i>N.A.</i>				

Casa Verde - Lease (1150 E Amado, between Hermosa & Ave Caballeros)

Area = Central

Community Information		Amenities		Yes	#
Land Status	<i>Lease</i>	Spa	X		4
Year Started	<i>1983</i>	Pools	X		4
Total # Units	<i>160</i>	Tennis	X		4
Square Footage	<i>687 - 830</i>	Racquet Ball			
Configuration	<i>Two Story-Single Level</i>	Golf			
Density	<i>16 units/acre</i>	Gym			
Parking	<i>Carport</i>	Club House			
Homeowner Dues	<i>\$190</i>	Security		<i>Gated</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>\$160,000 – 170,000</i>				
2 Bedroom	<i>\$180,000 – 190,000</i>				
3 Bedroom	<i>N.A.</i>				
4 Bedroom	<i>N.A.</i>				

Casitas Arenas - Fee Simple (E Arenas Rd, west of Avenida Caballeros

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1978</i>	Pools	X	1
Total # Units	<i>40</i>	Tennis		
Square Footage	<i>1144 - 1176</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>10 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$275</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$240,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Center Court Club – Lease (355 N Avenida Caballeros, North of Amado)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	
Year Started	<i>1977</i>	Pools	X	
Total # Units	<i>20</i>	Tennis	X	2
Square Footage	<i>1547 - 1858</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>7.51 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House	X	
Homeowner Dues	<i>\$300</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$209,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Coco Cabana – Fee Simple (1881 Araby Dr)

Area = South

Community Information

Land Status *Fee Simple*
Year Started *1959*
Total # Units *31*
Square Footage *744 - 2500*
Configuration *Single Level*
Density *6.2 units/acre*
Parking *Carport*
Homeowner Dues *\$315*

Amenities	Yes	#
Spa	X	1
Pools	X	1
Tennis	X	2
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>None</i>

Sales History (last six months from 8/04)

Studio *N.A.*
1 Bedroom *\$150,000*
2 Bedroom *No sales activity in the last six months*
3 Bedroom *\$339,000*
4 Bedroom *N.A.*

Compound – Fee Simple (Stevens Rd, West of Palm Canyon Dr.)

Area = Central

Community Information

Land Status *Fee Simple*
Year Started *1986*
Total # Units *12*
Square Footage *1622*
Configuration *Town House*
Density *N.A.*
Parking *1 Car Garage*
Homeowner Dues *\$325*

Amenities	Yes	#
Spa	X	1
Pools	X	1
Tennis		
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>None</i>

Sales History (last six months from 8/04)

Studio *N.A.*
1 Bedroom *N.A.*
2 Bedroom *\$279,000 – 319,500*
3 Bedroom *N.A.*
4 Bedroom *N.A.*

Deauville – Lease (NE corner of Calle El Segundo & Amado)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	3
Year Started	<i>1984</i>	Pools	X	3
Total # Units	<i>168</i>	Tennis	X	2
Square Footage	<i>757 - 1297</i>	Racquet Ball		
Configuration	<i>Two Story-Single Level</i>	Golf		
Density	<i>18.06 units/acre</i>	Gym	X	
Parking	<i>Subterranean</i>	Club House	X	
Homeowner Dues	<i>\$235</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$210,000 – 235,000</i>			
2 Bedroom	<i>\$255,000 – 270,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Deepwell Ranch - Fee Simple (Deepwell Dr, N of E Palm Canyon)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1970</i>	Pools	X	3
Total # Units	<i>111</i>	Tennis	X	1
Square Footage	<i>1650 - 2500</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>5 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$432</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$280,000 – 305,000</i>			
3 Bedroom	<i>\$316,000 – 425,000</i>			
4 Bedroom	<i>N.A.</i>			

Desert Arches – Fee Simple (East Vista Chino, between Caballeros & Indian Canyon)

Area = Central

Community Information

Land Status	<i>Fee Simple</i>
Year Started	<i>1976</i>
Total # Units	<i>32</i>
Square Footage	<i>800</i>
Configuration	<i>Single Level</i>
Density	<i>18.18 units/acre</i>
Parking	<i>Open Stall</i>
Homeowner Dues	<i>\$250</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>N.A.</i>
2 Bedroom	<i>\$165,000 – 185,000</i>
3 Bedroom	<i>N.A.</i>
4 Bedroom	<i>N.A.</i>

Amenities	Yes	#
Spa	X	1
Pools	X	2
Tennis		
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>Gated</i>

Desert Lanai – Fee Simple (Southeast corner of Sunrise & Tacheva)

Area = Central

Community Information

Land Status	<i>Fee Simple</i>
Year Started	<i>1961</i>
Total # Units	<i>82</i>
Square Footage	<i>800 - 1200</i>
Configuration	<i>Single Level</i>
Density	<i>9.3 units/acre</i>
Parking	<i>Carport</i>
Homeowner Dues	<i>\$250</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>\$175,000</i>
2 Bedroom	<i>\$190,000 – 239,000</i>
3 Bedroom	<i>N.A.</i>
4 Bedroom	<i>N.A.</i>

Amenities	Yes	#
Spa	X	
Pools	X	4
Tennis		
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>None</i>

Desert Skies – Fee Simple (2290 S Palm Canyon Dr, between La Verne & Canyon Vista)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1958	Pools	X	2
Total # Units	38	Tennis		
Square Footage	522 - 768	Racquet Ball		
Configuration	<i>Two Story-Single Level</i>	Golf		
Density	<i>38 units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House	X	
Homeowner Dues	\$200	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	\$139,500			
2 Bedroom	\$150,000			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Esprit – Lease (NE corner of E Palm Canyon Dr & Golf Club Dr)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	3
Year Started	1984	Pools	X	2
Total # Units	120	Tennis	X	2
Square Footage	782 - 855	Racquet Ball		
Configuration	<i>Single Level or Two Story-Single Lvl</i>	Golf		
Density	<i>15 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	\$214	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	\$135,000 – 159,000			
2 Bedroom	\$160,000 – 165,000			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Estados South – Lease (S Palm Canyon Dr, between La Verne & Canyon Vista)

Area = South

Community Information		Amenities		Yes	#
Land Status	<i>Lease</i>	Spa	X		2
Year Started	<i>1978</i>	Pools	X		2
Total # Units	<i>72</i>	Tennis	X		2
Square Footage	<i>776 - 1404</i>	Racquet Ball			
Configuration	<i>Two Story-Single Level</i>	Golf			
Density	<i>13 units/acre</i>	Gym			
Parking	<i>Carport</i>	Club House			
Homeowner Dues	<i>\$210</i>	Security		<i>None</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>\$140,000 – 159,000</i>				
2 Bedroom	<i>\$219,000 – 230,000</i>				
3 Bedroom	<i>No sales activity in the last six months</i>				
4 Bedroom	<i>N.A.</i>				

Fairways - Lease (E side of Golf Club Dr, N of 34th)

Area = South

Community Information		Amenities		Yes	#
Land Status	<i>Lease</i>	Spa	X		1
Year Started	<i>1974</i>	Pools	X		8
Total # Units	<i>186</i>	Tennis	X		4
Square Footage	<i>600 - 1650</i>	Racquet Ball			
Configuration	<i>Single Level</i>	Golf	X		
Density	<i>4.7 units/acre</i>	Gym			
Parking	<i>1 Car Garage plus Carport</i>	Club House	X		
Homeowner Dues	<i>\$395</i>	Security		<i>Gated</i>	
Sales History (last six months from 8/04)					
Studio	<i>\$100,000 – 116,000</i>				
1 Bedroom	<i>\$150,000 – 155,000</i>				
2 Bedroom	<i>\$175,000 – 180,000</i>				
3 Bedroom	<i>\$239,000</i>				
4 Bedroom	<i>N.A.</i>				

Garden Villas East/West - Fee Simple (Morongo Trail, west of Araby, south of E Palm Canyon)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	<i>1965</i>	Pools	X	2
Total # Units	<i>40</i>	Tennis		
Square Footage	<i>1361 - 1934</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>8 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$290-350</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>No sales activity in the last six months</i>			
2 Bedroom	<i>\$210,000 -285,000</i>			
3 Bedroom	<i>\$310,000 – 389,000</i>			
4 Bedroom	<i>N.A.</i>			

Greenhouse - Lease (E Alejo Rd, west of Hermosa)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1974</i>	Pools	X	2
Total # Units	<i>76</i>	Tennis	X	1
Square Footage	<i>1175 - 1215</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>7.6 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$337</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$243,000 – 280,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Greenhouse East - Lease (SE corner of Alejo & Hermosa)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1979</i>	Pools	X	1
Total # Units	<i>68</i>	Tennis	X	1
Square Footage	<i>1362 - 1695</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>8 units/acre</i>	Gym		
Parking	<i>1 Or 2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$400</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$375,000 – 425,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Hermosa Villas - Lease (1268 E Ramon Rd, west of Hermosa)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1978</i>	Pools	X	1
Total # Units	<i>64</i>	Tennis		
Square Footage	<i>1030 - 1080</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>12.8 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$210</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$175,000 – 215,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Hiltonhead – Fee Simple (SE corner of Chapparel & Vista Chino)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1984</i>	Pools	X	1
Total # Units	<i>11</i>	Tennis		
Square Footage	<i>1059</i>	Racquet Ball		
Configuration	<i>Town House</i>	Golf		
Density	<i>2.75 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$200</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Indian Canyon Gardens – Fee Simple (Via Escuela, between Indian Canyon & Via Miraleste)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	<i>1971</i>	Pools	X	2
Total # Units	<i>119</i>	Tennis		
Square Footage	<i>896 - 1340</i>	Racquet Ball		
Configuration	<i>Town House</i>	Golf		
Density	<i>13.34 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$235</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$155,000</i>			
3 Bedroom	<i>\$180,000 – 195,000</i>			
4 Bedroom	<i>No units currently for sale</i>			

Kings Point – Lease (Kings Rd W, off Murray Canyon Dr)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	2
Year Started	<i>1968</i>	Pools	X	2
Total # Units	<i>44</i>	Tennis	X	2
Square Footage	<i>2900 - 3500</i>	Racquet Ball		
Configuration	<i>Single Level Free Standing</i>	Golf		
Density	<i>4 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$340</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>\$455,000 – 595,000</i>			
4 Bedroom	<i>N.A.</i>			

Lantana Lodge – Fee Simple (314 Stevens Rd, E of Indian Canyon Dr)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1957</i>	Pools	X	1
Total # Units	<i>14</i>	Tennis		
Square Footage	<i>360</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	<i>\$188</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>\$92,000 – 110,000</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

La Palme - Lease (401 S El Cielo, north of Ramon Rd)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	6
Year Started	<i>1986</i>	Pools	X	6
Total # Units	<i>238</i>	Tennis	X	3
Square Footage	<i>950 - 1204</i>	Racquet Ball		
Configuration	<i>Single Level or Two Story-Single Lvl</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$210</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$150,000 – 180,000</i>			
2 Bedroom	<i>\$245,000 – 270,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Los Pueblos - Fee Simple (east side of Golf Club Dr, between Bolero & Montecito)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	4
Year Started	<i>1977</i>	Pools	X	3
Total # Units	<i>83</i>	Tennis	X	2
Square Footage	<i>1125 - 1700</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf	X	
Density	<i>4.88 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$315</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$200,000 – 225,000</i>			
3 Bedroom	<i>\$230,000 – 240,000</i>			
4 Bedroom	<i>N.A.</i>			

Mesquite Canyon Estates – Lease (Casitas Wy, NW corner of Mesquite & Farrell)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	X	4
Year Started	<i>1979</i>	X	4
Total # Units	<i>40</i>	X	1
Square Footage	<i>2100</i>		
Configuration	<i>Single Level</i>		
Density	<i>3.33 units/acre</i>		
Parking	<i>2 Car Garage</i>		
Homeowner Dues	<i>\$400-405</i>		
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$375,000 – 379,000</i>		
3 Bedroom	<i>No sales activity in the last six months</i>		
4 Bedroom	<i>N.A.</i>		

Mesquite Country Club - Fee Simple (both sides of Farrell, between Ramon & Mesquite)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	X	18
Year Started	<i>1984</i>	X	16
Total # Units	<i>600</i>	X	8
Square Footage	<i>750 - 1250</i>		
Configuration	<i>Single Level or Two Story-Single Lvl</i>		
Density	<i>3.46 units/acre</i>		
Parking	<i>Carport</i>		
Homeowner Dues	<i>\$315</i>		
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>\$169,000 – 195,000</i>		
2 Bedroom	<i>\$260,000 – 310,000</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Mesquite Greens - Lease (1800 E Mesquite, between Sunrise & Cerritos)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X 2
Year Started	<i>1984</i>	Pools	X 2
Total # Units	<i>44</i>	Tennis	X 1
Square Footage	<i>1564 - 1704</i>	Racquet Ball	
Configuration	<i>Single Level</i>	Golf	X
Density	<i>3.66 units/acre</i>	Gym	
Parking	<i>2 Car Garage</i>	Club House	
Homeowner Dues	<i>\$335-350</i>	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$272,000 – 299,000</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Mountain Shadows- Fee Simple (Montecito Dr, off Golf Club Dr)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 1
Year Started	<i>1971</i>	Pools	X 6
Total # Units	<i>186</i>	Tennis	X 2
Square Footage	<i>1000 - 1512</i>	Racquet Ball	
Configuration	<i>Single Level or Town House</i>	Golf	
Density	<i>7.5 units/acre</i>	Gym	
Parking	<i>Carport</i>	Club House	
Homeowner Dues	<i>\$250</i>	Security	<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$245,000</i>		
3 Bedroom	<i>\$275,000</i>		
4 Bedroom	<i>No sales activity in the last six months</i>		

Palm Canyon Villas – Fee Simple (Waverly, off Golf Club Dr)

Area = South

Community Information		Amenities		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X		4
Year Started	1979	Pools	X		4
Total # Units	224	Tennis	X		4
Square Footage	887 - 1250	Racquet Ball			
Configuration	<i>Single Level or Two Story</i>	Golf			
Density	<i>13.78 units/acre</i>	Gym			
Parking	<i>Carport</i>	Club House			
Homeowner Dues	\$225	Security		<i>None</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>\$155,000 – 180,000</i>				
2 Bedroom	<i>\$160,000 – 175,000</i>				
3 Bedroom	<i>N.A.</i>				
4 Bedroom	<i>N.A.</i>				

Palm Oasis - Fee Simple (Palm Oasis St, south of Bolero Rd)

Area = South

Community Information		Amenities		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X		3
Year Started	1980	Pools	X		3
Total # Units	21	Tennis			
Square Footage	1731 - 1841	Racquet Ball			
Configuration	<i>Single Level</i>	Golf			
Density	<i>4.72 units/acre</i>	Gym			
Parking	<i>1 or 2 Car Garage</i>	Club House			
Homeowner Dues	\$375	Security		<i>None</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>N.A.</i>				
2 Bedroom	<i>\$265,000 – 285,000</i>				
3 Bedroom	<i>\$300,000 – 379,000</i>				
4 Bedroom	<i>N.A.</i>				

This Condominium and Country Club Directory has been prepared and edited by Doug Fischer, Real Estate Agent, Coldwell Banker Residential Brokerage, 760.641.8410, DouglasFischer@earthlink.net, www.DougFischerDesertHomes.com. Every attempt has been made to insure that all information herein is as accurate and up to date as possible, however it is subject to change and is not guaranteed.

Palm Regency – Lease (1313 E Amado Rd, corner of Sunrise)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	2
Year Started	<i>1980</i>	Pools	X	2
Total # Units	<i>84</i>	Tennis	X	2
Square Footage	<i>1460 - 1830</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>6.88 units/acre</i>	Gym		
Parking	<i>1or 2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$370</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$260,000 – 330,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Palm Springs Country Club - Fee Simple (Whitewater Dr, off Farrell)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	7
Year Started	<i>1972</i>	Pools	X	5
Total # Units	<i>176</i>	Tennis	X	4
Square Footage	<i>870 - 1925</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf	X	
Density	<i>1.13 units/acre</i>	Gym		
Parking	<i>Open Parking or Carport</i>	Club House	X	
Homeowner Dues	<i>\$285-330</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$140,000</i>			
2 Bedroom	<i>\$210,000 – 235,000</i>			
3 Bedroom	<i>\$285,000</i>			
4 Bedroom	<i>N.A.</i>			

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Palm Springs Golf & Tennis Resort – Fee Simple (Waverly Drive, between Golf Club & Broadmoor)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 4
Year Started	1975	Pools	X 3
Total # Units	205	Tennis	X 4
Square Footage	520 - 750	Racquet Ball	
Configuration	<i>Single Level or Town House</i>	Golf	X
Density	<i>20.5 units/acre</i>	Gym	
Parking	<i>Some Carports</i>	Club House	X
Homeowner Dues	\$215-225	Security	None
Sales History (last six months from 8/04)			
Studio	\$115,000		
1 Bedroom	\$129,000 – 159,000		
2 Bedroom	<i>No sales activity in the last six months</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Palm Springs Villas I & II - Fee Simple (I-off San Rafael, south on Villa Ct, II-off San Rafael, north on Los Felices)

Area = North

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 14
Year Started	1981	Pools	X 11
Total # Units	794	Tennis	X 8
Square Footage	600	Racquet Ball	
Configuration	<i>Two Story-Single Level</i>	Golf	
Density	<i>11.36 units/acre</i>	Gym	
Parking	<i>Carport</i>	Club House	
Homeowner Dues	\$180-240	Security	None
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	\$125,000 – 160,000		
2 Bedroom	<i>N.A.</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Palm Villas - Fee Simple (3155 E Ramon Rd, between Farrell & Compadre)

Area = South

Community Information

Land Status	<i>Fee Simple</i>
Year Started	<i>1980</i>
Total # Units	<i>88</i>
Square Footage	<i>1230 - 1400</i>
Configuration	<i>Two Story-Single Level</i>
Density	<i>8.8 units/acre</i>
Parking	<i>Carport</i>
Homeowner Dues	<i>\$289</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>N.A.</i>
2 Bedroom	<i>\$185,000 – 189,000</i>
3 Bedroom	<i>No sales activity in the last six months</i>
4 Bedroom	<i>N.A.</i>

Amenities	Yes	#
Spa	X	2
Pools	X	2
Tennis	X	2
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>Gated</i>

Plaza Villas – Lease (222 N Calle El Segundo, between Andreas & Amado)

Area = Central

Community Information

Land Status	<i>Lease</i>
Year Started	<i>1984</i>
Total # Units	<i>132</i>
Square Footage	<i>539 - 1147</i>
Configuration	<i>Two Story-Single Level</i>
Density	<i>11 units/acre</i>
Parking	<i>Carport</i>
Homeowner Dues	<i>\$240-245</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>\$149,000 – 155,000</i>
2 Bedroom	<i>\$229,000 – 263,000</i>
3 Bedroom	<i>N.A.</i>
4 Bedroom	<i>N.A.</i>

Amenities	Yes	#
Spa	X	1
Pools	X	3
Tennis	X	1
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>Gated</i>

Pompei de las Palmas – Fee Simple (W Stevens Rd, between N Palm Canyon Dr & Kaweah)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1964</i>	Pools	X	1
Total # Units	<i>9</i>	Tennis		
Square Footage	<i>1000 - 1200</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>13.5 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$225.00</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$179,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Racquet Club - Fee Simple (west side on N Indian, north of Racquet Club)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1972</i>	Pools	X	3
Total # Units	<i>112</i>	Tennis	X	
Square Footage	<i>662 - 2136</i>	Racquet Ball		
Configuration	<i>Single Level or Two Story</i>	Golf		
Density	<i>4.48 units/acre</i>	Gym		
Parking	<i>Open Parking and some Carport</i>	Club House		
Homeowner Dues	<i>\$262-365</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$175,000 – 200,000</i>			
2 Bedroom	<i>\$395,000 – 500,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Ramon Estados - Lease (1050 E Ramon, between Caballeros & Hermosa)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	2
Year Started	<i>1979</i>	Pools	X	2
Total # Units	<i>134</i>	Tennis	X	4
Square Footage	<i>790 - 1300</i>	Racquet Ball		
Configuration	<i>Two Story-Single Level</i>	Golf		
Density	<i>13.4 units/acre</i>	Gym	X	
Parking	<i>Carport</i>	Club House	X	
Homeowner Dues	<i>\$236</i>	Security		<i>Gated</i>
Current Listings				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$167,000</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Ramona Villas - Fee Simple (1111 E Ramon, between Greenfall & Thornhill)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1977</i>	Pools	X	1
Total # Units	<i>104</i>	Tennis	X	1
Square Footage	<i>1040 - 1330</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>11.14 units/acre</i>	Gym	X	
Parking	<i>Open Stall</i>	Club House	X	
Homeowner Dues	<i>\$225</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$259,000 – 260,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Ranch Club Estados – Fee Simple (1445 N Sunrise Wy, N of Chia)

Area = Central

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	X	2
Year Started	1971	X	2
Total # Units	112	X	2
Square Footage	750 - 1300		
Configuration	<i>Two Story-Single Level</i>		
Density	<i>16 units/acre</i>		
Parking	<i>Carport</i>		
Homeowner Dues	\$290		
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>\$157,000 – 175,000</i>		
2 Bedroom	<i>\$185,000 – 235,000</i>		
3 Bedroom	<i>\$237,000 – 255,000</i>		
4 Bedroom	<i>N.A.</i>		

Rancho el Mirador – Fee Simple (291 Mel Ave, off Indian Canyon Dr)

Area = Central

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	X	1
Year Started	1983	X	1
Total # Units	61	X	1
Square Footage	990		
Configuration	<i>Two Story-Single Level</i>		
Density	<i>N.A.</i>		
Parking	<i>Carport</i>		
Homeowner Dues	\$185		
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$239,000 – 245,000</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Riviera Gardens - Fee Simple (south side of Via Escuela, east of Via Miraleste)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	4
Year Started	<i>1979</i>	Pools	X	4
Total # Units	<i>221</i>	Tennis		
Square Footage	<i>650 - 1183</i>	Racquet Ball		
Configuration	<i>Single Level or Two Story</i>	Golf		
Density	<i>15.78 units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	<i>\$195-270</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$135,000 – 185,000</i>			
2 Bedroom	<i>\$235,000 – 265,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Rose Garden - Lease (Tiffany Circle, off Hermosa Dr, south of Baristo)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	3
Year Started	<i>1979</i>	Pools	X	2
Total # Units	<i>146</i>	Tennis	X	3
Square Footage	<i>1228 - 1725</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>11.68 units/acre</i>	Gym		
Parking	<i>1 Car Garage</i>	Club House		
Homeowner Dues	<i>\$240</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$210,000 – 250,000</i>			
3 Bedroom	<i>\$235,000</i>			
4 Bedroom	<i>N.A.</i>			

Royal Hawaiian - Fee Simple (S Palm Canyon Dr, off Twin Palms)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1961</i>	Pools	X	2
Total # Units	<i>40</i>	Tennis		
Square Footage	<i>1289 - 1560</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>8 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$348</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>\$260,000 – 295,000</i>			
4 Bedroom	<i>N.A.</i>			

Saddlerock Estates – Lease (N side of E Palm Canyon Dr, between Cerritos & Farrell)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	2
Year Started	<i>1977</i>	Pools	X	2
Total # Units	<i>26</i>	Tennis		
Square Footage	<i>1283 - 1596</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>5.56 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$350</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>\$299,500</i>			
4 Bedroom	<i>N.A.</i>			

Saddlerock Gardens – Lease (La Reina, off Cerritos)

Area = South

Community Information		Amenities		Yes	#
Land Status	<i>Lease</i>	Spa	X		2
Year Started	<i>1978</i>	Pools	X		2
Total # Units	<i>43</i>	Tennis	X		2
Square Footage	<i>1400 - 1672</i>	Racquet Ball			
Configuration	<i>Single Level</i>	Golf			
Density	<i>4.3 units/acre</i>	Gym			
Parking	<i>2 Car Garage</i>	Club House			
Homeowner Dues	<i>\$335</i>	Security		<i>None</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>N.A.</i>				
2 Bedroom	<i>No sales activity in the last six months</i>				
3 Bedroom	<i>\$275,000 – 295,000</i>				
4 Bedroom	<i>N.A.</i>				

Sagewood - Fee Simple (1400 N Sunrise Wy, between Sandalwood & Chia)

Area = Central

Community Information		Amenities		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X		3
Year Started	<i>1972</i>	Pools	X		3
Total # Units	<i>108</i>	Tennis	X		1
Square Footage	<i>1050 - 1248</i>	Racquet Ball			
Configuration	<i>Single Level</i>	Golf			
Density	<i>5.4 units/acre</i>	Gym			
Parking	<i>1 Car Garage</i>	Club House			
Homeowner Dues	<i>\$325</i>	Security		<i>None</i>	
Sales History (last six months from 8/04)					
Studio	<i>N.A.</i>				
1 Bedroom	<i>N.A.</i>				
2 Bedroom	<i>\$265,000 – 270,000</i>				
3 Bedroom	<i>\$320,000 – 340,000</i>				
4 Bedroom	<i>N.A.</i>				

Sandcastles - Fee Simple (east on Bolero, off Golf Club Dr Rd)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	3
Year Started	<i>1972</i>	Pools	X	6
Total # Units	<i>60</i>	Tennis		
Square Footage	<i>1240 – 1420</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>6 units/acre</i>	Gym		
Parking	<i>1 Car Garage</i>	Club House		
Homeowner Dues	<i>\$395</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$235,000 – 269,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Sandstone Villas – Fee Simple (1900 S Palm Canyon Dr)

Area = South

Community Information		Amenities	Yes	#
Land Status	No Data Currently available for this	Spa		
Year Started	newly converted complex	Pools		
Total # Units	150	Tennis		
Square Footage		Racquet Ball		
Configuration		Golf		
Density		Gym		
Parking		Club House		
Homeowner Dues	<i>\$280</i>	Security		
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$125,000 – 160,000</i>			
2 Bedroom	<i>\$140,000 – 160,000</i>			
3 Bedroom	<i>\$265,000</i>			
4 Bedroom	<i>N.A.</i>			

Seven Lakes Country Club - Lease (Desert Lakes Dr, off Gene Autry Trail)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	X	15
Year Started	<i>1965</i>	X	15
Total # Units	<i>347</i>	X	1
Square Footage	<i>1500 - 2200</i>		
Configuration	<i>Single Level or Town House</i>	X	
Density	<i>N.A.</i>		
Parking	<i>1 or 2 Car Garage or Carport</i>	X	
Homeowner Dues	<i>\$564-574 (including assessments)</i>		<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$250,000 – 289,000</i>		
3 Bedroom	<i>\$265,000 – 319,000</i>		
4 Bedroom	<i>N.A.</i>		

Sierra Madre – Fee Simple (W side of Sierra Madre, N of Murray Canyon Dr)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	X	1
Year Started	<i>1973</i>	X	1
Total # Units	<i>10</i>	X	1
Square Footage	<i>1600</i>		
Configuration	<i>Town House</i>		
Density	<i>17.8 units/acre</i>		
Parking	<i>Subterranean</i>		
Homeowner Dues	<i>\$365</i>		<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$255,000</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Smoketree Court – Lease (Twin Palms Dr, between Arquilla & La Verne Wy)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	X	1
Year Started	<i>1981</i>	X	1
Total # Units	<i>4</i>	X	1
Square Footage	<i>2800</i>		
Configuration	<i>Single Level</i>		
Density	<i>N.A.</i>		
Parking	<i>2 Car Garage</i>		
Homeowner Dues	<i>\$200</i>		
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>No sales activity in the last six months</i>		
3 Bedroom	<i>\$475,000</i>		
4 Bedroom	<i>N.A.</i>		

Smoketree Racquet Club – Lease (1655 E Palm Canyon Dr, W of La Verne Wy)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	X	1
Year Started	<i>1974</i>	X	1
Total # Units	<i>128</i>	X	4
Square Footage	<i>700 - 1470</i>		
Configuration	<i>Three Story-Single Lvl or Town House</i>		
Density	<i>12.8 units/acre</i>		
Parking	<i>Open Stall</i>		
Homeowner Dues	<i>\$150-175</i>		
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>\$140,000 – 175,000</i>		
2 Bedroom	<i>\$175,000 – 270,000</i>		
3 Bedroom	<i>N.A.</i>		
4 Bedroom	<i>N.A.</i>		

Sommerset Springs - Fee Simple (SE corner of Waverly & Gene Autry Tr)

Area = South

Community Information

Land Status *Fee Simple*
 Year Started *1984*
 Total # Units *90*
 Square Footage *1150 - 1417*
 Configuration *Two Story-Single Level*
 Density *N.A.*
 Parking *Carport*
 Homeowner Dues *\$225*
 Sales History (last six months from 8/04)
 Studio *N.A.*
 1 Bedroom *No sales activity in the last six months*
 2 Bedroom *\$180,000 – 219,000*
 3 Bedroom *\$250,000 – 305,000*
 4 Bedroom *N.A.*

Amenities	Yes	#
Spa	X	2
Pools	X	2
Tennis		
Racquet Ball		
Golf		
Gym		
Club House	X	
Security		<i>Gated</i>

St. Tropez – Lease (E Alejo Rd, between Calle El Segundo & Alvarado)

Area = Central

Community Information

Land Status *Lease*
 Year Started *1980*
 Total # Units *68*
 Square Footage *1488 - 1863*
 Configuration *Single Level or Town House*
 Density *6.6 units/acre*
 Parking *2 Car Garage*
 Homeowner Dues *\$315*
 Sales History (last six months from 8/04)
 Studio *N.A.*
 1 Bedroom *N.A.*
 2 Bedroom *\$250,000*
 3 Bedroom *\$270,000 – 339,000*
 4 Bedroom *N.A.*

Amenities	Yes	#
Spa	X	4
Pools	X	4
Tennis	X	2
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>Gated</i>

Sun Villas - Lease (N Orchid Tree Lane, north of E Alejo Rd)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>No Data currently available for this complex</i>	Spa		
Year Started		Pools		
Total # Units		Tennis		
Square Footage		Racquet Ball		
Configuration		Golf		
Density		Gym		
Parking		Club House		
Homeowner Dues		Security		
Sales History (last six months from 8/04)				
Studio	<i>No Data currently available for this complex</i>			
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				

Sundance II Resort - Fee Simple (Sundance Circle, off Avenida Caballeros, between San Rafael & Francis)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	<i>1982</i>	Pools	X	2
Total # Units	<i>60</i>	Tennis	X	2
Square Footage	<i>1755 - 1855</i>	Racquet Ball	X	1
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym	X	
Parking	<i>2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$420-440</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$385,000 – 449,000</i>			
3 Bedroom	<i>\$399,000</i>			
4 Bedroom	<i>N.A.</i>			

Sunflower - Fee Simple (E Camino Parocela,S of E Ramon,E of S Sunrise)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1973	Pools	X	1
Total # Units	44	Tennis		
Square Footage	1200 - 1690	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>8 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	\$290	Security		<i>None</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$260,000 – 270,000</i>			
3 Bedroom	<i>\$285,000 – 290,000</i>			
4 Bedroom	<i>N.A.</i>			

Sunkist Villas - Fee Simple (411 W Arenas Rd, corner of Lugo Rd)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1978	Pools	X	1
Total # Units	10	Tennis		
Square Footage	1400	Racquet Ball		
Configuration	<i>Town House</i>	Golf		
Density	<i>20 units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	\$300	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$200,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Sunrise Alejo - Fee Simple (700 block of N Sunrise, between Tamarisk & E Alejo Rd)

Area = Central

Community Information

Land Status	<i>Fee Simple</i>
Year Started	<i>1972</i>
Total # Units	<i>106</i>
Square Footage	<i>1040 - 1300</i>
Configuration	<i>Single Level</i>
Density	<i>5.3 units/acre</i>
Parking	<i>Open Stall</i>
Homeowner Dues	<i>\$340</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>N.A.</i>
2 Bedroom	<i>\$225,000 – 310,000</i>
3 Bedroom	<i>\$240,000 – 257,000</i>
4 Bedroom	<i>N.A.</i>

Amenities	Yes	#
Spa	X	3
Pools	X	3
Tennis	X	2
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>None</i>

Sunrise East - Fee Simple (southeast corner of Mesquite & Cerritos)

Area = South

Community Information

Land Status	<i>Fee Simple</i>
Year Started	<i>1973</i>
Total # Units	<i>130</i>
Square Footage	<i>1518 - 1950</i>
Configuration	<i>Single Level</i>
Density	<i>3.25 units/acre</i>
Parking	<i>2 Car Garage</i>
Homeowner Dues	<i>\$430</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>N.A.</i>
2 Bedroom	<i>\$315,000 – 375,000</i>
3 Bedroom	<i>\$350,000 – 390,000</i>
4 Bedroom	<i>N.A.</i>

Amenities	Yes	#
Spa	X	6
Pools	X	6
Tennis	X	3
Racquet Ball		
Golf		
Gym		
Club House		
Security		<i>Gated</i>

Sunrise Oasis - Fee Simple (800 block of N Sunrise, north of Tamarisk)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1972</i>	Pools	X	3
Total # Units	<i>96</i>	Tennis	X	2
Square Footage	<i>1240 – 1440</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>7.36 units/acre</i>	Gym		
Parking	<i>1 Car Garage</i>	Club House		
Homeowner Dues	<i>\$380</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>No sales activity in the last six months</i>			
2 Bedroom	<i>\$205,000 – 215,000</i>			
3 Bedroom	<i>\$290,000 – 319,000</i>			
4 Bedroom	<i>N.A.</i>			

Sunrise Palms - Lease (west side of Sunrise, north of Francis)

Area = North

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa		
Year Started	<i>1983</i>	Pools		
Total # Units	<i>360</i>	Tennis		
Square Footage	<i>600 - 1020</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>6 units/acre</i>	Gym		
Parking	<i>1 Car Garage</i>	Club House		
Homeowner Dues	<i>\$261-290</i>	Security		
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>No sales activity in the last six months</i>			
2 Bedroom	<i>\$189,000 – 285,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

**Sunrise Racquet Club - Fee Simple (200 block of N Sunrise Way,
between Chia & Tacheva)**

Area = Central

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 6
Year Started	1977	Pools	X 6
Total # Units	196	Tennis	X 7
Square Footage	1252 - 1465	Racquet Ball	X 2
Configuration	<i>Single Level</i>	Golf	
Density	<i>4.84 units/acre</i>	Gym	
Parking	<i>1 or 2 Car Garage</i>	Club House	X
Homeowner Dues	\$308	Security	<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$225,000 – 245,000</i>		
3 Bedroom	<i>No sales activity in the last six months</i>		
4 Bedroom	<i>N.A.</i>		

Sunrise Villas - Fee Simple (southeast corner of Mesquite & Sunrise)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 3
Year Started	1971	Pools	X 8
Total # Units	239	Tennis	X 3
Square Footage	1300 - 1550	Racquet Ball	
Configuration	<i>Single Level</i>	Golf	
Density	<i>6 units/acre</i>	Gym	
Parking	<i>1 Car Garage</i>	Club House	
Homeowner Dues	\$297	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$225,000 – 289,000</i>		
3 Bedroom	<i>\$250,000 – 299,000</i>		
4 Bedroom	<i>N.A.</i>		

Sunshine Villas - Lease (Sunshine Circle, SE corner of Cerritos & Ramon)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	4
Year Started	<i>1978</i>	Pools	X	8
Total # Units	<i>120</i>	Tennis	X	4
Square Footage	<i>1172 - 1400</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>5.58 units/acre</i>	Gym		
Parking	<i>1 Car Garage</i>	Club House		
Homeowner Dues	<i>\$310</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$245,000 – 279,000</i>			
3 Bedroom	<i>\$250,000 – 270,000</i>			
4 Bedroom	<i>N.A.</i>			

Tennis Club - Fee Simple (Baristo, between Patencio & Tahquitz)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1969</i>	Pools	X	3
Total # Units	<i>36</i>	Tennis	X	2
Square Footage	<i>1800 - 2300</i>	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>5.2 units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	<i>\$265-400</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>No sales activity in the last six months</i>			
2 Bedroom	<i>\$295,000</i>			
3 Bedroom	<i>\$435,000 – 525,000</i>			
4 Bedroom	<i>N.A.</i>			

Toluca Palms – Fee Simple (Palm Tree Dr, off Sagebrush Rd, N of E Palm Canyon Dr)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1974	Pools	X	1
Total # Units	10	Tennis		
Square Footage	1223	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>26.3 units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	\$220	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Twin Springs – Fee Simple (NE corner of Sierra Madre & Calle Palo Fierro)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	1973	Pools	X	2
Total # Units	40	Tennis	X	2
Square Footage	<i>1085 - 2100</i>	Racquet Ball		
Configuration	<i>Two Story-Single Level</i>	Golf		
Density	<i>8 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	\$300	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>No units currently for sale</i>			
2 Bedroom	<i>\$202,000 – 240,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Versailles - Fee Simple (northeast corner of Sunrise & E Palm Canyon)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 4
Year Started	1981	Pools	X 4
Total # Units	107	Tennis	X 2
Square Footage	1305 - 1897	Racquet Ball	
Configuration	<i>Single Level or Two Story-Single Lvl</i>	Golf	
Density	<i>8.16 units/acre</i>	Gym	
Parking	<i>2 Car Garage or Carport</i>	Club House	
Homeowner Dues	\$250-295	Security	None
Sales History (last six months from 8/04)			
Studio	N.A.		
1 Bedroom	N.A.		
2 Bedroom	\$220,000 – 350,000		
3 Bedroom	N.A.		
4 Bedroom	N.A.		

Villa Allegria – Fee Simple (Araby, between E Palm Canyon Dr & Morongo Trail)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 3
Year Started	1973	Pools	X 3
Total # Units	39	Tennis	
Square Footage	1625 - 2253	Racquet Ball	
Configuration	<i>Single Level or Town House</i>	Golf	
Density	<i>8.12 units/acre</i>	Gym	
Parking	<i>Carport</i>	Club House	
Homeowner Dues	\$348	Security	None
Sales History (last six months from 8/04)			
Studio	N.A.		
1 Bedroom	N.A.		
2 Bedroom	\$350,000		
3 Bedroom	N.A.		
4 Bedroom	N.A.		

Villa Alejo - Lease (277 E Alejo Rd, east of Indian Canyon)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1973</i>	Pools	X	1
Total # Units	<i>64</i>	Tennis		
Square Footage	<i>490 - 1500</i>	Racquet Ball		
Configuration	<i>Three Story-Single Level</i>	Golf		
Density	<i>64.6 units/acre</i>	Gym		
Parking	<i>Subterranean</i>	Club House	X	
Homeowner Dues	<i>\$280-440</i>	Security		<i>None</i>
Current Listings				
Studio	<i>\$129,500</i>			
1 Bedroom	<i>\$220,000 – 225,000</i>			
2 Bedroom	<i>\$185,000 – 275,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Villa Caballeros - Lease (255 Ave Caballeros, south of Tahquitz Canyon)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	N.A.
Year Started	<i>1987</i>	Pools	X	N.A.
Total # Units	<i>59</i>	Tennis	X	N.A.
Square Footage	<i>1096 - 2100</i>	Racquet Ball	X	N.A.
Configuration	<i>Two Story-Single Level</i>	Golf		
Density	<i>3.2 units/acre</i>	Gym	X	
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$225</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$179,000 – 189,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Villa de Los Palmas - Fee Simple (197 W Via Lola, west of Palm Canyon)

Area = Central

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1962	Pools	X	1
Total # Units	24	Tennis		
Square Footage	1200 - 1306	Racquet Ball		
Configuration	<i>Two Story-Single Level</i>	Golf		
Density	<i>19 units/acre</i>	Gym		
Parking	<i>Subterranean</i>	Club House		
Homeowner Dues	\$280	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>No sales activity in the last six months</i>			
2 Bedroom	<i>No sales activity in the last six months</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Villas de las Flores - Fee Simple (Los Santos Dr, west off Golf Club Dr

Area = South

Community Information		Amenities	Yes	#
Land Status	No Data currently available for this	Spa		
Year Started	complex	Pools		
Total # Units	250	Tennis		
Square Footage		Racquet Ball		
Configuration		Golf		
Density		Gym		
Parking		Club House		
Homeowner Dues	\$240	Security		
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$149,000</i>			
2 Bedroom	<i>\$200,000 – 227,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Villa Roma - Fee Simple (east side of Sierra Madre, between Granada & Calle Palo Fierro)

Area = South

Community Information		Amenities	
		Yes	#
Land Status	<i>Fee Simple</i>	Spa	X 1
Year Started	<i>1963</i>	Pools	X 1
Total # Units	<i>69</i>	Tennis	
Square Footage	<i>1379 - 1450</i>	Racquet Ball	
Configuration	<i>Single Level</i>	Golf	
Density	<i>9.6 units/acre</i>	Gym	
Parking	<i>Carport</i>	Club House	
Homeowner Dues	<i>\$300</i>	Security	<i>None</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>No sales activity in the last six months</i>		
2 Bedroom	<i>\$300,000</i>		
3 Bedroom	<i>No sales activity in the last six months</i>		
4 Bedroom	<i>N.A.</i>		

Village Racquet Club - Lease (935 Village Square, north of Ramon, between Calle El Segundo & Caballeros)

Area = Central

Community Information		Amenities	
		Yes	#
Land Status	<i>Lease</i>	Spa	X 8
Year Started	<i>1985</i>	Pools	X 8
Total # Units	<i>140</i>	Tennis	X 3
Square Footage	<i>1176 - 1880</i>	Racquet Ball	X 2
Configuration	<i>Town House</i>	Golf	
Density	<i>N.A.</i>	Gym	
Parking	<i>1 Car Garage or Carport</i>	Club House	X
Homeowner Dues	<i>\$330</i>	Security	<i>Gated</i>
Sales History (last six months from 8/04)			
Studio	<i>N.A.</i>		
1 Bedroom	<i>N.A.</i>		
2 Bedroom	<i>\$270,000 - 280,000</i>		
3 Bedroom	<i>\$265,000 - 299,000</i>		
4 Bedroom	<i>N.A.</i>		

Vista Canyon – Fee Simple (W side of S Palm Canyon Dr, between Granada & Murray Canyon Dr)

Area = South

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	1979	Pools	X	2
Total # Units	66	Tennis	X	1
Square Footage	1843 - 2742	Racquet Ball		
Configuration	<i>Single Level or Town House</i>	Golf		
Density	<i>5 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	\$450	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$415,000</i>			
3 Bedroom	<i>\$515,000 – 525,000</i>			
4 Bedroom	<i>\$625,000</i>			

This Condominium and Country Club Directory has been prepared and edited by Doug Fischer, Real Estate Agent, Coldwell Banker Residential Brokerage, 760.641.8410, DouglasFischer@earthlink.net, www.DougFischerDesertHomes.com. Every attempt has been made to insure that all information herein is as accurate and up to date as possible, however it is subject to change and is not guaranteed.

This list represents current Condominium and Country Club homes for sale in the Palm Springs area, with both Fee Simple ownership (you own the land) and Indian Lease land.

Although these condos may be listed by other Realtors, I can show and sell any home in the area. Please give me a call for details or to see any one of these listings.

If you would like to see other properties outside this price range or area, please feel free to visit my website at www.DougFischerDesertHomes.com and click on the “Home Search” button to access the MLS Realtor Listing System.

Or you may email me at DouglasFischer@earthlink.net or call me anytime at 760.641.8401.

I also have complete Condominium and Country Club Directories for Rancho Mirage and Palm Desert.

Thank you!!