

Welcome

Welcome to the latest edition of the "Rancho Mirage 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...

Fee Simple vs. Lease Land

In the Coachella Valley, you'll find condominium and country club communities on both Fee Simple land (land that you own) and Lease land (Indian or Developer leases). We see this most predominately in the Palm Springs area, but it can apply elsewhere as well. 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.

Casa De Seville (off Sunny Ln, E of Da Vall)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	4
Year Started	1978	Pools	X	4
Total # Units	72	Tennis	X	2
Square Footage	2116 - 3000	Racquet Ball		
Configuration	<i>Single Level, Free Standing</i>	Golf		
Density	2.88 units/acre	Gym		
Parking	2 or 3 Car Garage	Club House		
Homeowner Dues	\$335	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>\$439,000 – 525,000</i>			
4 Bedroom	<i>N.A.</i>			

Chalet Palms (W Veldt, S of Hwy 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1966	Pools	X	1
Total # Units	32	Tennis		
Square Footage	872 - 916	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	15.16 units/acre	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>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>			

Cielo Vista Del Sol Estates (Vista Del Sol & Country Club, across from Lake Mirage Country Club)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2002</i>	Pools		
Total # Units	<i>15</i>	Tennis		
Square Footage	<i>3000 - 3400</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3 Car Garage</i>	Club House		
Homeowner Dues	<i>\$94</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>\$799,000 – 869,000</i>			
4 Bedroom	<i>\$645,000 – 659,000.</i>			

Country Club Estates (SW corner of Bob Hope Dr & Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1980</i>	Pools	X	1
Total # Units	<i>101</i>	Tennis	X	1
Square Footage	<i>2473 - 3169</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3 Car Garage</i>	Club House		
Homeowner Dues	<i>\$272</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>\$479,000 – 599,000</i>			
4 Bedroom	<i>No sales activity in the last six months.</i>			

Cypress Estates (Sunny Ln & Palm View Dr)

Community Information

Land Status *Fee Simple*

Year Started *1990*

Total # Units *22*

Square Footage *2100 - 3300*

Configuration *Single Level*

Density *N.A.*

Parking *2 Car Garage*

Homeowner Dues *\$130*

Sales History (last six months from 8/04)

Studio *N.A.*

1 Bedroom *N.A.*

2 Bedroom *\$589,000*

3 Bedroom *No sales activity in the last six months*

4 Bedroom *N.A.*

Amenities Yes #

Spa

Pools

Tennis

Racquet Ball

Golf

Gym

Club House

Security *Gated*

Cypress Pointe (W of Bob Hope Dr on Gerald Ford, next door to Mission Hills Country Club)

Community Information

Land Status *Fee Simple*

Year Started *2003*

Total # Units *12*

Square Footage *5512 - 6375*

Configuration *Single Level, Single Family detached*

Density *N.A.*

Parking *3- 4 Car Garage*

Homeowner Dues *\$650.00*

Sales History (last six months from 8/04)

1 Bedroom *N.A.*

2 Bedroom *N.A.*

3 Bedroom *N.A.*

4 Bedroom *\$2,970,000 – 3,170,000*

5 Bedroom *\$3,470,000*

Amenities Yes #

Spa

Pools

Tennis

Racquet Ball

Golf

Gym

Club House

Security

Davall Estates (E side of Da Vall, between Sinatra & Chappel)

Community Information		Amenities	Yes	#
Land Status	<i>Co-op</i>	Spa	X	1
Year Started	<i>1967</i>	Pools	X	1
Total # Units	<i>20</i>	Tennis		
Square Footage	<i>1200</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>8.47 units/acre</i>	Gym		
Parking	<i>Open Stall</i>	Club House		
Homeowner Dues	<i>\$300.00</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>			

Deane Homes Mission Hills (35th Ave, off Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	
Year Started	<i>1987</i>	Pools	X	
Total # Units	<i>370</i>	Tennis	X	
Square Footage	<i>1620 - 2736</i>	Racquet Ball		
Configuration	<i>Single Level or Two Story</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>2 Car Garage + Golf Cart</i>	Club House	X	
Homeowner Dues	<i>\$383</i>	Security		<i>Gd Gate</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$340,000 – 410,000</i>			
3 Bedroom	<i>\$500,000 – 890,000</i>			
4 Bedroom	<i>No sales activity in the last six months</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.

Desert Island Country Club (SW corner of Frank Sinatra & Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1972</i>	Pools	X	3
Total # Units	<i>226</i>	Tennis	X	2
Square Footage	<i>1594 - 3371</i>	Racquet Ball		
Configuration	<i>Single Level in 4-Story Building</i>	Golf	X	
Density	<i>1.41 units/acre</i>	Gym		
Parking	<i>1 or 2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$674</i>	Security		<i>Gd Gate</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>\$425,000 – 497,000</i>			
3 Bedroom	<i>\$425,000 – 900,000</i>			
4 Bedroom	<i>N.A.</i>			

Desert Village (Bob Hope Dr, N of Hwy 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	
Year Started	<i>1978</i>	Pools	X	
Total # Units	<i>86</i>	Tennis	X	
Square Footage	<i>1150 - 1329</i>	Racquet Ball		
Configuration	<i>Single Level or Townhouse</i>	Golf		
Density	<i>14.6 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House	X	
Homeowner Dues	<i>\$340</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$150,000 – 183,000</i>			
2 Bedroom	<i>\$167,000 – 202,000</i>			
3 Bedroom	<i>\$265,000</i>			
4 Bedroom	<i>N.A.</i>			

Em Mirage (Gerald Ford, W of Bob Hope Dr, across from Mission Hills Country Club)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1981</i>	Pools	X	1
Total # Units	<i>72</i>	Tennis	X	1
Square Footage	<i>1823 - 2904</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$266.00</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>\$450,000</i>			
3 Bedroom	<i>\$525,000</i>			
4 Bedroom	<i>No sales activity in the last six months</i>			

Ivy League Estates (Country Club Dr & Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2000 - 2001</i>	Pools		
Total # Units	<i>62</i>	Tennis		
Square Footage	<i>3300 - 4100</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-Car Garage</i>	Club House		
Homeowner Dues	<i>\$134-160</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>\$699,000 – 790,000</i>			
4 Bedroom	<i>\$912,000 – 1,395,000</i>			
5 Bedroom	<i>\$1,195,000</i>			

La Residence (Cypress Lane)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1989 - 1999</i>	Pools		
Total # Units	<i>23</i>	Tennis		
Square Footage	<i>5130 – 7400</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-4-Car Garage (Custom)</i>	Club House		
Homeowner Dues	<i>\$330</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>\$1,990,000</i>			
4 Bedroom	<i>\$950,000 – 2,499,000</i>			
5 Bedroom	<i>\$1,499,000 – 1,850,000</i>			

La Terraza Monterey Estates (On Country Club Dr, E of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2001</i>	Pools		
Total # Units	<i>50</i>	Tennis		
Square Footage	<i>2257 - 3148</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$122</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>\$500,000 – 650,000</i>			
4 Bedroom	<i>\$789,000 – 799,000</i>			

La Terraza Palaccio (Country Club Dr, E of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2001-2002</i>	Pools		
Total # Units	<i>60</i>	Tennis		
Square Footage	<i>3175 - 3230</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$142</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>\$699,900</i>			
4 Bedroom	<i>\$850,000 – 895,000</i>			

Lake Mirage (Country Club Dr, between Bob Hope Dr & Monterey)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	<i>11</i>
Year Started	<i>1984</i>	Pools	X	<i>11</i>
Total # Units	<i>238</i>	Tennis	X	<i>11</i>
Square Footage	<i>1615 - 3038</i>	Racquet Ball	X	<i>3</i>
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>3.0 units/acre</i>	Gym	X	
Parking	<i>2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$600</i>	Security		<i>Gd Gated</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 – 529,000</i>			
3 Bedroom	<i>\$389,000 – 519,000</i>			
4 Bedroom	<i>N.A.</i>			

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Los Cocos (off Da Vall by Frank Sinatra)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	11
Year Started	1974	Pools	X	11
Total # Units	72	Tennis	X	11
Square Footage	1800 - 2400	Racquet Ball	X	3
Configuration	<i>Single Level or Townhouse</i>	Golf	X	
Density	<i>4.5 units/acre</i>	Gym	X	
Parking	<i>2 Car Garage</i>	Club House	X	
Homeowner Dues	\$340	Security		<i>Gd 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 – 270,000</i>			
3 Bedroom	<i>\$270,000 – 299,000</i>			
4 Bedroom	<i>N.A.</i>			

Mira Vista (Dinah Shore & Los Alamos)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	
Year Started	2000	Pools	X	
Total # Units	97	Tennis	X	
Square Footage	2328 - 4057	Racquet Ball		
Configuration	<i>Single Level Attached & Detached</i>	Golf	X	
Density	<i>N.A.</i>	Gym	X	
Parking	<i>2 or 3 Car Garage</i>	Club House	X	
Homeowner Dues	\$166	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$649,000 – 739,000</i>			
3 Bedroom	<i>\$560,000 – 1,299,000</i>			
4 Bedroom	<i>\$735,000 – 949,000</i>			

Mirada Estates (End of Frank Sinatra Dr, S of Highway 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1990 - 2003</i>	Pools		
Total # Units	<i>41</i>	Tennis		
Square Footage	<i>4235 - 6500</i>	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage + Golf (Custom)</i>	Club House		
Homeowner Dues	<i>\$540</i>	Security		<i>Gd 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>\$2,400,000 – 2,600,000</i>			
4 Bedroom	<i>\$3,295,000 – 4,995,000</i>			

Mirage Cove (Ave 39, SE of Hwy 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1982</i>	Pools	X	3
Total # Units	<i>69</i>	Tennis	X	3
Square Footage	<i>2262 - 2745</i>	Racquet Ball		
Configuration	<i>Single Level or Townhouse</i>	Golf		
Density	<i>4.5 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$316</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>\$575,000</i>			
3 Bedroom	<i>\$560,000 – 639,000</i>			
4 Bedroom	<i>N.A.</i>			

Mission Hills Country Club (Dinah Shore, W of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	55
Year Started	<i>1972</i>	Pools	X	42
Total # Units	<i>1200</i>	Tennis	X	24
Square Footage	<i>1072 - 3050</i>	Racquet Ball		
Configuration	<i>Single Level or Townhouse</i>	Golf	X	
Density	<i>1.2 units/acre</i>	Gym		
Parking	<i>2 Car Garage or Carport</i>	Club House	X	
Homeowner Dues	<i>\$300-600</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$225,000 – 269,000</i>			
2 Bedroom	<i>\$265,000 – 549,000</i>			
3 Bedroom	<i>\$420,000 – 1,657,000</i>			
4 Bedroom	<i>\$775,000 – 1,695,000</i>			

Mission Hills East/Deane Homes (Dinah Shore Dr, W of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1987 - 1995</i>	Pools	X	1
Total # Units	<i>395</i>	Tennis		
Square Footage	<i>1332 - 2736</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$383</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$340,000 – 410,000</i>			
3 Bedroom	<i>\$500,000 – 890,000</i>			
4 Bedroom	<i>No sales activity in the last six months</i>			

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Mission Hills/Lake Front (Dinah Shore Dr, E of Davall Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>2000 - 2002</i>	Pools	X	1
Total # Units	<i>N.A.</i>	Tennis	X	1
Square Footage	<i>1986 - 2143</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>2-Car Garage</i>	Club House		
Homeowner Dues	<i>\$350-425</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$509,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Mission Hills/Oakhurst (Dinah Shore Dr, E of Davall Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>2003</i>	Pools	X	1
Total # Units	<i>152</i>	Tennis		
Square Footage	<i>2800</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>2-Car Garage</i>	Club House		
Homeowner Dues	<i>\$529</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$509,000</i>			
3 Bedroom	<i>\$750,000 – 1,299,000</i>			
4 Bedroom	<i>No sales activity in the last six months</i>			

Mission Hills/Oakmont Estates (Gerald Ford Dr & Inverness)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	
Year Started	2000	Pools	X	
Total # Units	79	Tennis	X	
Square Footage	2939 - 3900	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>N.A.</i>	Gym	X	
Parking	<i>2 or 3 Car Garage + Golf Cart</i>	Club House	X	
Homeowner Dues	\$195	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	\$645,000 – 975,000.			
3 Bedroom	\$775,000			
4 Bedroom	\$1,100,00			

Mission Hills/Stone Ridge (Dinah Shore Dr, W of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	2000 - 2001	Pools		
Total # Units	48	Tennis		
Square Footage	2849 - 3169	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	\$300	Security		<i>Gd 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	\$1,075,000			
4 Bedroom	<i>No sales activity in the last six months</i>			

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Mission Hills/The Legacy (Dinah Shore Dr, W or Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	1999	Pools	X	3
Total # Units	137	Tennis		
Square Footage	3118 - 3800	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>2-Car Garage + Golf</i>	Club House		
Homeowner Dues	\$529	Security		<i>Gd 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>\$720,000 – 850,000</i>			
4 Bedroom	<i>\$799,000 – 1,400,000</i>			

Mission Pointe (SE corner of Gerald Ford Dr & Da Vall Rd)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1991	Pools		
Total # Units	52	Tennis		
Square Footage	2217 - 2585	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	\$175	Security		<i>N.A.</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>\$475,000 – 549,000</i>			
4 Bedroom	<i>\$775,000</i>			

Mission Ranch (Clancy Lane)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1986	Pools		
Total # Units	61	Tennis		
Square Footage	3731 - 9000	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-4-Car Garage (Custom)</i>	Club House	X	
Homeowner Dues	\$450	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
2 Bedroom	<i>N.A.</i>			
3 Bedroom	\$1,399,000 – 1,775,000			
4 Bedroom	\$1,407,000 – 3,150,000			
5 Bedroom	\$2,600,000 – 3,300,000			
6 Bedroom	\$2,895,000 – 4,495,000			

Morningside (Morningside Dr, between Country Club Dr & Frank Sinatra)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	8
Year Started	1983	Pools	X	8
Total # Units	363	Tennis	X	5
Square Footage	3133 - 4851	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>1.1 units/acre</i>	Gym		
Parking	<i>2 or 3 Car Garage + Golf Cart</i>	Club House	X	
Homeowner Dues	\$980	Security		<i>Gd 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	\$629,000 – 1,880,000			
4 Bedroom	\$850,000 – 2,850,000			

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Mountain View Villas (Gerald Ford, E of Plumley)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	4
Year Started	<i>1973</i>	Pools	X	5
Total # Units	<i>200</i>	Tennis	X	8
Square Footage	<i>900 - 1250</i>	Racquet Ball		
Configuration	<i>Single Level or Townhouse</i>	Golf		
Density	<i>5.0 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House	X	
Homeowner Dues	<i>\$280</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$180,000</i>			
2 Bedroom	<i>\$185,000 – 195,000</i>			
3 Bedroom	<i>\$195,000 – 220,000</i>			
4 Bedroom	<i>N.A.</i>			

Palms and Sands (Mirage Cove Rd, N of Hwy 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1965</i>	Pools	X	1
Total # Units	<i>16</i>	Tennis		
Square Footage	<i>900</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>2.13 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$175.00</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>			

Park Mirage (W side of Bob Hope Dr, S of Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1989	Pools		
Total # Units	29	Tennis		
Square Footage	2225 - 2600	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3 Car Garage</i>	Club House		
Homeowner Dues	\$220	Security	<i>N.A.</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	\$423,000			
4 Bedroom	\$443,000 – 495,000			

Presidential Estates (Gerald Ford Dr, E of Davall Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1979	Pools		
Total # Units	53	Tennis		
Square Footage	2272 - 2628	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage, some golf cart</i>	Club House		
Homeowner Dues	\$166	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	\$535,000 – 725,000			
4 Bedroom	<i>N.A.</i>			

Rancho Estates (W side of Da Vall, between Sunny Ln & Chappel)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	
Year Started	<i>1980</i>	Pools	X	1
Total # Units	<i>28</i>	Tennis	X	2
Square Footage	<i>2262 - 2745</i>	Racquet Ball		
Configuration	<i>Single Level Detached</i>	Golf		
Density	<i>2.8 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$372</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>\$269,000</i>			
4 Bedroom	<i>N.A.</i>			

Rancho Las Palmas (Bob Hope Dr, N of Hwy 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	
Year Started	<i>1976</i>	Pools	X	26
Total # Units	<i>874</i>	Tennis	X	25
Square Footage	<i>1269 - 1630</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>2.0 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$458</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$387,000 – 459,000</i>			
3 Bedroom	<i>\$347,000 – 549,000</i>			
4 Bedroom	<i>N.A.</i>			

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Rancho Mirage Country Club (Bob Hope Dr, between Country Club Dr & Frank Sinatra)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	1984	Pools	X	2
Total # Units	262	Tennis	X	4
Square Footage	2300	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>1.6 units/acre</i>	Gym		
Parking	<i>2 Car Garage + Golf Cart</i>	Club House	X	
Homeowner Dues	\$395	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$589,000 – 749,000</i>			
3 Bedroom	<i>\$599,000 – 699,000</i>			
4 Bedroom	<i>\$559,000</i>			

Rancho Mirage Racquet Club (Frank Sinatra, between Da Vall & Morningside Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	1980	Pools	X	2
Total # Units	95	Tennis	X	4
Square Footage	2300	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>1.6 units/acre</i>	Gym		
Parking	<i>2 Car Garage + Golf Cart</i>	Club House	X	
Homeowner Dues	\$450	Security		<i>Gd 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>\$369,000 - 389,000</i>			
4 Bedroom	<i>N.A.</i>			

Rancho Mirage Resort (Corner of Dinah Shore & Plumley)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1984</i>	Pools	X	2
Total # Units	<i>179</i>	Tennis	X	3
Square Footage	<i>966 - 1218</i>	Racquet Ball		
Configuration	<i>Single Level or Townhouse</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House	X	2
Homeowner Dues	<i>\$185</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>\$150,000 – 214,000</i>			
3 Bedroom	<i>\$197,000 – 300,000</i>			
4 Bedroom	<i>N.A.</i>			

Ridgeview Estates (Monterey Ave, N of Fred Waring Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2000</i>	Pools		
Total # Units	<i>33</i>	Tennis		
Square Footage	<i>2413 - 2910</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$145</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>\$650,000 – 719,000</i>			
4 Bedroom	<i>N.A.</i>			

San Marino (SW corner of Gerald Ford Dr & Los Alamos Rd)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	3
Year Started	<i>1992</i>	Pools	X	3
Total # Units	<i>45</i>	Tennis	X	3
Square Footage	<i>2420 - 2596</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$270</i>	Security		<i>N.A.</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>\$615,000 – 625,000</i>			
4 Bedroom	<i>\$540,000 – 659,000</i>			

Santo Tomas on the Lake (On Country Club Dr, E of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2003</i>	Pools		
Total # Units	<i>N.A.</i>	Tennis		
Square Footage	<i>This is a brand new community still</i>	Racquet Ball		
Configuration	<i>Under development.</i>	Golf		
Density		Gym		
Parking		Club House		
Homeowner Dues		Security		<i>Gated</i>
Sales History (last six months from 8/04)				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				

Small Mountain (Mirage Cove Rd, N of Hwy 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	2
Year Started	<i>N.A.</i>	Pools	X	2
Total # Units	<i>68</i>	Tennis	X	2
Square Footage	<i>1100 - 1702</i>	Racquet Ball		
Configuration	<i>Single Level or Townhouse</i>	Golf		
Density	<i>9.24 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$280</i>	Security		<i>None</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>\$159,000 – 177,000</i>			
2 Bedroom	<i>\$195,000 – 215,000</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>N.A.</i>			

Sterling Estates (Gerald Ford Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2002</i>	Pools		
Total # Units	<i>25</i>	Tennis		
Square Footage	<i>3006 - 4315</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$150</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>\$865,000 – 1,475,000</i>			
4 Bedroom	<i>\$1,425,000 – 1,775,000</i>			

St. Augustine (Davall Dr, N of Gerald Ford Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2001</i>	Pools		
Total # Units	<i>133.</i>	Tennis	X	
Square Footage	<i>2525 - 3650</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$185</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>\$639,000 – 789,000</i>			
4 Bedroom	<i>\$600,000 – 979,500</i>			

Sterling Cove (S of Gerald Ford Dr, E of Davall Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1995</i>	Pools		
Total # Units	<i>25</i>	Tennis		
Square Footage	<i>2500 - 3400</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$120</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>\$769,000 – 825,000</i>			
4 Bedroom	<i>\$915,000</i>			

Sunrise Country Club (SW corner of Bob Hope Dr & Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	19
Year Started	<i>1973</i>	Pools	X	21
Total # Units	<i>746</i>	Tennis	X	13
Square Footage	<i>854 - 2127</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>6.0 units/acre</i>	Gym		
Parking	<i>1 or 2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$420</i>	Security		<i>Gd 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>\$261,000 – 345,000</i>			
3 Bedroom	<i>\$299,000 – 369,000</i>			
4 Bedroom	<i>N.A.</i>			

Tamarisk Country Club (Frank Sinatra Dr, E of Davall Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1953</i>	Pools		
Total # Units	<i>172</i>	Tennis		
Square Footage	<i>2400 – 14,688</i>	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage (Custom)</i>	Club House		
Homeowner Dues		Security		<i>Gated</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>\$895,000 – 1,650,000</i>			
4 Bedroom	<i>\$1,650,000 – 3,800,000</i>			
5 Bedroom	<i>No sales activity in the last six months</i>			

Tamarisk Gardens (Frank Sinatra, between Da Vall & Thompson Rd)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	1967	Pools	X	1
Total # Units	28	Tennis		
Square Footage	1900	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>7.0 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	\$380	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>\$189,000 – 192,700</i>			
3 Bedroom	<i>\$242,500.</i>			
4 Bedroom	<i>N.A.</i>			

Tamarisk Rancho (Davall Dr & Tamarisk Ln)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1958	Pools		
Total # Units	<i>N.A.</i>	Tennis		
Square Footage	<i>2257 - 3148</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>1-2-Car Garage</i>	Club House		
Homeowner Dues	\$375.00	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>\$255,000 – 265,000</i>			
3 Bedroom	<i>\$315,000</i>			
4 Bedroom	<i>\$325,000</i>			

Tamarisk Ridge (Frank Sinatra Dr, E of Morningside Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2001</i>	Pools		
Total # Units	<i>43</i>	Tennis		
Square Footage	<i>4300 - 5300</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$187</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>\$1,665,000 – 2,100,000</i>			
4 Bedroom	<i>No sales activity in the last six months</i>			

Tamarisk Villas (Frank Sinatra & Da Vall)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	1
Year Started	<i>1974</i>	Pools	X	1
Total # Units	<i>18</i>	Tennis		
Square Footage	<i>1700 - 2342</i>	Racquet Ball		
Configuration	<i>Single Level Detached</i>	Golf		
Density	<i>7.63 units/acre</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$371.00</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>\$279,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Tamarisk West (Frank Sinatra & Da Vall)

Community Information

Land Status	<i>Lease</i>
Year Started	<i>1967</i>
Total # Units	<i>50</i>
Square Footage	<i>1900 - 2674</i>
Configuration	<i>Single Level</i>
Density	<i>7.14 units/acre</i>
Parking	<i>1 or 2 Car Garage or Carport</i>
Homeowner Dues	<i>\$450-700</i>
Sales History (last six months from 8/04)	
Studio	<i>N.A.</i>
1 Bedroom	<i>N.A.</i>
2 Bedroom	<i>\$199,900 – 269,750</i>
3 Bedroom	<i>\$399,000</i>
4 Bedroom	<i>\$465,000</i>

Amenities	Yes	#
Spa	X	2
Pools	X	4
Tennis	X	
Racquet Ball		
Golf	X	
Gym		
Club House	X	
Security	<i>None</i>	

The Estates at Rancho Mirage (Monterey Ave, N of Fred Waring Dr)

Community Information

Land Status	<i>Fee Simple</i>
Year Started	<i>1996</i>
Total # Units	<i>88</i>
Square Footage	<i>1848 - 2673</i>
Configuration	<i>Single Level, Single Family detached</i>
Density	<i>N.A.</i>
Parking	<i>2-Car Garage</i>
Homeowner Dues	<i>\$185</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>\$350,000 – 392,000</i>
4 Bedroom	<i>N.A.</i>

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

The Renaissance (Monterey Ave, N of Clancy Ln)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	2001	Pools		
Total # Units	29	Tennis		
Square Footage	5000+	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf		
Density	N.A.	Gym		
Parking	<i>2-3-Car Garage (Custom)</i>	Club House		
Homeowner Dues	\$575	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	N.A.			
1 Bedroom	N.A.			
2 Bedroom	N.A.			
3 Bedroom	N.A.			
4 Bedroom +	\$2,695,000 – 4,500,000			

The Springs Country Club (Bob Hope Dr, between Country Club Dr & Frank Sinatra)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	46
Year Started	1975	Pools	X	46
Total # Units	815	Tennis	X	
Square Footage	2510 - 3770	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	N.A.	Gym		
Parking	<i>2 Car Garage + Golf Cart</i>	Club House	X	
Homeowner Dues	\$625	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	N.A.			
1 Bedroom	N.A.			
2 Bedroom	\$419,000 – 485,000			
3 Bedroom	\$519,000 – 749,000			
4 Bedroom	\$537,000 – 685,000			

Thunderbird Country Club (Country Club Dr, at Morningside Dr)

Community Information

Land Status *Fee Simple*
Year Started *1952*

Amenities Yes #
Spa
Pools

Total # Units *90*
Square Footage *2992 - 7280*
Configuration *Single Family detached (Custom)*
Density *N.A.*
Parking *2-3-Car Garage + golf (Custom)*
Homeowner Dues *\$180.00*

Tennis
Racquet Ball
Golf
Gym
Club House
Security *Gated*

Sales History (last six months from 8/04)

1 Bedroom *N.A.*
2 Bedroom *\$495,000*
3 Bedroom *\$799,000 – 1,095,000*
4 Bedroom *\$1,250,000 – 1,395,000*
5 Bedroom *No sales activity in the last six months*

Thunderbird Cove (Highway 111, E of Country Club Dr)

Community Information

Land Status *Fee Simple*
Year Started *1984*
Total # Units *39*
Square Footage *3500 - 8500*
Configuration *Single Family detached (Custom)*
Density *N.A.*
Parking *3-9-Car Garage (Custom)*
Homeowner Dues *\$419*

Amenities Yes #
Spa
Pools
Tennis
Racquet Ball
Golf
Gym
Club House
Security *Gd Gated*

Sales History (last six months from 8/04)

2 Bedroom *N.A.*
3 Bedroom *\$1,395,000 – 2,595,000*
4 Bedroom *1,395,000 – 2,995,000*
5 Bedroom *\$5,500,000*
6 Bedroom *\$2,795,000 – 4,400,000*

Thunderbird Heights (Highway 111, E of Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1953	Pools		
Total # Units	172	Tennis		
Square Footage	2049 - 7991	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage (Custom)</i>	Club House		
Homeowner Dues	\$292	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>\$750,000 – 1,700,000</i>			
4 Bedroom	<i>\$1,195,000 – 1,695,000</i>			
5 Bedroom	<i>\$1,900,000 – 3,500,000</i>			

Thunderbird Terrace (Highway 111, E of Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1979	Pools		
Total # Units	53	Tennis		
Square Footage	2740 - 8500	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-5-Car Garage + Golf (Custom)</i>	Club House		
Homeowner Dues	\$460	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>\$795,000 – 1,450,000</i>			
4 Bedroom	<i>\$1,195,000 – 1,295,000</i>			
5 Bedroom	<i>\$2,195,000 – 2,450,000</i>			

Thunderbird Villas (S of Hwy 111, across from Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa	X	1
Year Started	<i>1965</i>	Pools	X	15
Total # Units	<i>101</i>	Tennis	X	
Square Footage	<i>1800 - 2715</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf	X	
Density	<i>N.A.</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House	X	
Homeowner Dues	<i>\$710</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$390,000</i>			
3 Bedroom	<i>\$490,000 – 595,000</i>			
4 Bedroom	<i>No sales activity in the last six months</i>			

Tierra Del Sol (Bob Hope Dr, N of Highway 111)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1956</i>	Pools		
Total # Units	<i>N.A.</i>	Tennis		
Square Footage	<i>1080 - 1957</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>Carport</i>	Club House		
Homeowner Dues	<i>\$55</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>\$269,000</i>			
3 Bedroom	<i>No sales activity in the last six months</i>			
4 Bedroom	<i>N.A.</i>			

Veneto (Country Club Dr, E of Highway 111)

Community Information		Amenities	Yes	#
Land Status	<i>Lease</i>	Spa		
Year Started	<i>2003</i>	Pools	X	1
Total # Units	<i>25</i>	Tennis		
Square Footage	<i>2825 - 5524</i>	Racquet Ball		
Configuration	<i>1-2 Level Units</i>	Golf		
Density	<i>N.A.</i>	Gym	X	
Parking	<i>Subterranean</i>	Club House		
Homeowner Dues	<i>N.A.</i>	Security		<i>Gd Gated</i>
Sales History (last six months from 8/04)				
Studio	<i>N.A.</i>			
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>\$990,000 – 1,750,000</i>			
3 Bedroom	<i>\$1,750,000</i>			
4 Bedroom	<i>\$2,050,000</i>			

Victoria Falls (Gerald Ford Dr, W of Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1998</i>	Pools		
Total # Units	<i>349</i>	Tennis	X	
Square Footage	<i>2893 - 5663</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$153</i>	Security		<i>Gated</i>
Sales History (last six months from 8/04)				
1 Bedroom	<i>N.A.</i>			
2 Bedroom	<i>N.A.</i>			
3 Bedroom	<i>N.A.</i>			
4 Bedroom	<i>\$785,000 – 899,000</i>			
5 Bedroom	<i>\$725,000 – 1,247,000</i>			

Viento (Gerald Ford Dr, E of Davall Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>1999</i>	Pools		
Total # Units	<i>23</i>	Tennis		
Square Footage	<i>2815 - 2960</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$178</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>\$579,000 – 585,000</i>			
4 Bedroom	<i>N.A.</i>			

Villagio on Sinatra (Bob Hope Dr & Country Club Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	<i>2002</i>	Pools		
Total # Units	<i>26</i>	Tennis		
Square Footage	<i>3759 - 4284</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage</i>	Club House		
Homeowner Dues	<i>\$130</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>\$1,435,000 – 1,650,000</i>			
4 Bedroom	<i>\$1,575,000 – 1,850,000</i>			

Waterford (Frank Sinatra Dr, E of Morningside Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	1996	Pools		
Total # Units	61	Tennis	X	2
Square Footage	4336 - 5833	Racquet Ball		
Configuration	<i>Single Family detached (Custom)</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>3-Car Garage + (Custom)</i>	Club House		
Homeowner Dues	\$400	Security		<i>Gd 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>\$1,595,000 – 2,395,000</i>			
4 Bedroom	<i>\$1,595,000 – 2,990,000</i>			

White Sun Estates (Magnesia Falls Dr, W of Monterey Ave)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa		
Year Started	2000	Pools		
Total # Units	52	Tennis		
Square Footage	<i>N.A.</i>	Racquet Ball		
Configuration	<i>Single Level, Single Family detached</i>	Golf		
Density	<i>N.A.</i>	Gym		
Parking	<i>2-3-Car Garage</i>	Club House		
Homeowner Dues	\$80	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>\$597,000 – 659,000</i>			
4 Bedroom	<i>None currently listed for sale</i>			

Wilshire Palms Country Club (Country Club Dr, between Monterey & Bob Hope Dr)

Community Information		Amenities	Yes	#
Land Status	<i>Fee Simple</i>	Spa	X	6
Year Started	<i>1978</i>	Pools	X	6
Total # Units	<i>120</i>	Tennis	X	4
Square Footage	<i>1640 - 1980</i>	Racquet Ball		
Configuration	<i>Single Level</i>	Golf		
Density	<i>3.09 units/acre</i>	Gym		
Parking	<i>2 Car Garage</i>	Club House		
Homeowner Dues	<i>\$487</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>\$325,000 – 350,000</i>			
3 Bedroom	<i>\$325,000 – 359,000</i>			
4 Bedroom	<i>N.A.</i>			

This list represents current Condominiums and Country Club homes for sale in the Rancho Mirage area.

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 Palm Springs and Palm Desert.

Thank you!!

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.