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# WHERE DO YOU FIND PALM SPRINGS' FINEST HOMES?



People are always talking about the many beautiful and desirable neighborhoods in Palm Springs. But where are they and what are they like? Lyle Realtors has compiled this guide, which is keyed to the accompanying map on page 4, to help you better understand Palm Springs.

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## **Chino Canyon (area 2)**

**priced from \$750,000 - \$2,000,000**

Located on a broad sweeping hillside near the Aerial Tramway, these homes sit on large lots filled with big, beautiful boulders, which are integrated into the landscaping. Many of the homes enjoy valley views. If you like serenity and large views, this could be your area.

## **Vista Las Palmas (area 7)**

**priced from \$980,000 - \$2,300,000**

Tucked between Old Las Palmas and the mountains, there are many exciting properties located here. There are also a few surprises. Like the gated newer street in the back, and the hilly north side of the area. Developed mostly in the late 50s and early 60s, these homes are surprisingly affordable yet they have the best Palm Springs has to offer. If you want a great location and value, then look into Vista Las Palmas.

## **Old Las Palmas (area 8)**

**priced from \$1,250,000 - \$16,000,000**

Filled with grand old estates brimming with quality and beauty, just the name Old Las Palmas conjures up visions of movie producers and stars lounging around. Olympic sized pools are surrounded by estates and lush landscaping. Many of Palm Springs' largest and oldest estates can be found in this neighborhood located between downtown and the mountains. If you're looking for a grand estate, there is no better place to look than Old Las Palmas.

## **Movie Colony (area 9)**

**priced from \$1,000,000 - \$4,500,000**

Named after all the stars and directors that own and have owned property here, this area is just adjacent to downtown and is rich in history. With its mammoth sized estates and stately residences, many of these homes have been maintained as originally constructed in the 1920s, 30s and 40s. If it's ambiance and grandness that counts, the Movie Colony may just be your market.

## **Ruth Hardy Park (area 10)**

**priced from \$400,000 - \$1,700,000**

The area near Desert Hospital is one of those neighborhoods where you can find quaint and charming small homes mixed among the large old estates. This area surrounds one of the most picturesque parks in Southern California. It is conveniently located in the center of Palm Springs. If a charming property with a small old Spanish house is what you want, then here's where you just may find it.



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## **El Rancho Vista Estates (area 12)**

**priced from \$400,000 - \$1,300,000**

One of Palm Springs' best kept secrets for aficionados of post-modern architecture. Many of this neighborhood's homes were designed by builder/developer Roy Fey, with unique floor plans, interesting roof lines and incredible views. Convenient to many locations.

## **Tennis Club (area 13)**

**priced from \$900,000 - \$18,000,000**

This small but important area just west of downtown is home to many of the city's prized small hotels as well as some of the most inviting private residences to be found. Hugging the mountainside and, in some cases, up on it, these homes are perfect for people who want to be close to the action yet still in a private setting. If a close proximity to downtown with an air of elegance is your desire, look into the Tennis Club area.

## **Warm Sands (area 15)**

**priced from \$495,000 - \$1,200,000**

Located adjacent to downtown Palm Springs, this eclectic area of mid-century homes and private hotels is enjoying a revitalization.

## **Los Compadres (area 16)**

**priced from \$400,000 - \$1,200,000**

Straddling Sonora Road near the new Tahquitz Creek Golf Course, this is the neighborhood of utopia. Primarily developed in the 1970s with sidewalks and cul-de-sacs, this area offers a more suburban feel than most yet still displays that uniqueness that is Palm Springs. If it's a uniformly developed neighborhood you desire, this is an area you will most certainly like.

## **Deepwell (area 19)**

**priced from \$600,000 - \$2,000,000**

Located in this desirable, almost wind-free area, you are only steps away from fine dining and shopping. These are relatively large homes built in the late 50s and early 60s. The area is very lush with landscaping and tall swaying palm trees. It has the lowest elevation in the city and, therefore, is one of the warmest areas. Many of its fine residences have undergone extensive renovation. If a close location in a quality neighborhood is what you want, Deepwell is it.

## **Mesa and Cahuilla Hills (area 20)**

**priced from \$900,000 - \$27,500,000**

This hilly area is just south of downtown and reminiscent of a European setting. It seems no two homes are alike. Some were built in the late 20s and early 30s. The story goes that a few were even casinos way back when. Many have superb views, and the mountains are so close you feel you can reach out and touch them. This is also a favorite of celebrities. So if a charming hillside community is calling your name, check out the Mesa. With a short drive up a steep road, you are on top of the Mesa area in Cahuilla Hills with a view over south Palm Springs. These cliffside homes offer dramatic settings and awe-inspiring views. There are just two streets and very few lots, so a home on this hillside is truly exclusive. If it is city views you're after, Cahuilla Hills has them.



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## **Canyon North (area 22)**

**priced from \$600,000 - \$2,600,000**

*Palm Springs' most prestigious golf course address is the canyon area of the south end. Surrounding a private golf course and clubhouse are many fine homes, contemporary in design and stately in presence. If you like golf and all that comes with it, you will love the Canyon.*

## **Araby (area 23)**

**priced from \$750,000 - \$2,000,000**

*Nestled in an almost hidden cove, this little hillside area is an idyllic community of just a few dozen homes. It's serene and peaceful and, like the Mesa, full of curving streets meandering up the hill. If you want an artsy, hilly area, choose Araby.*

## **Southridge (area 24)**

**priced from \$2,000,000 - \$15,000,000**

*Nowhere are the night lights of the desert below more panoramic and dramatic than from this guarded estate hilltop location. Standing high above the desert floor with magnificent homes of distinctive architecture such as the Lautner house featured in the James Bond movie "Diamonds Are Forever", the William Holden house, Steve McQueen house and the Bob Hope house. So if it's the finest hilltop residence you can find, you will find it up in Southridge.*

## **Canyon South (area 26), Bella monte (Area 28) and Parc Andreas (Area 30)**

**priced from \$800,000 - \$2,000,000**

*These three communities of newer homes are in a view oriented development in the Indian Canyons. Here you will find more new desert masterpieces for families and snow-birds alike. There are many modern amenities to be found. Bella Monte has a gate with guard and Parc Andreas is gated. If you like a newer cohesive neighborhood, you'll like these areas.*

## **Andreas Hills (area 29)**

**priced from \$1,000,000 - \$5,500,000**

*Called the Bel Air of Palm Springs, this area is located in the deep, south end of town in the Indian Canyons against the mountains. Its homes are some of the grandest in town. Is is a very peaceful and prestigious area and it is adjacent to some of the most scenic areas to be found. A truly magnificent locale. If you want your home to be a statement in excellence, consider Andreas Hills.*

## **Where do you get more information?**

*At Lyle Realtors we are committed to providing our clients with all of the knowledge and information they need to make a wise decision. We know that each property is different and every person has different needs. That's why we take the time to truly listen and get all the answers to your questions in a timely and professional manner. For more information...*

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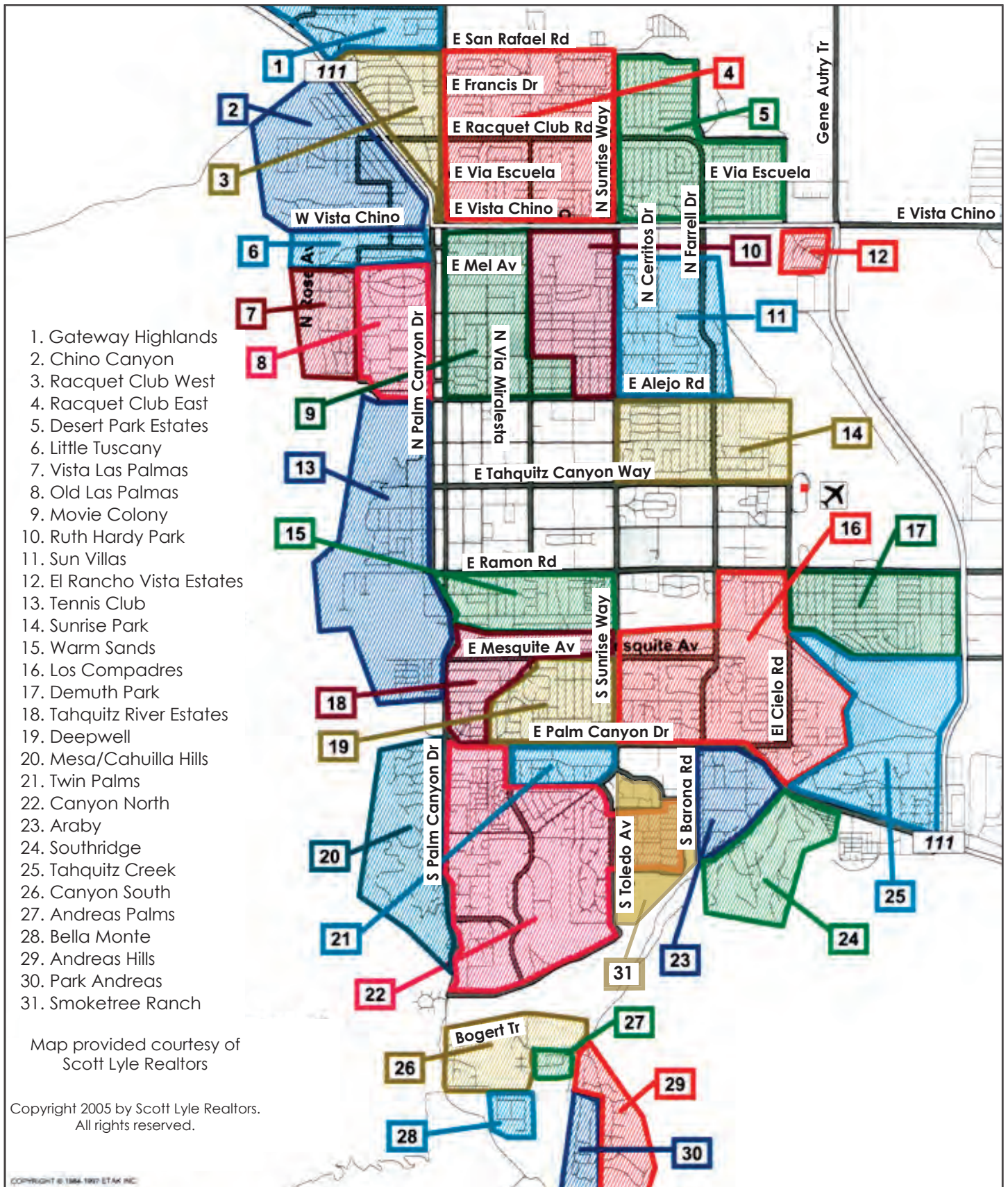
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# Palm Springs Neighborhoods



1. Gateway Highlands
2. Chino Canyon
3. Racquet Club West
4. Racquet Club East
5. Desert Park Estates
6. Little Tuscany
7. Vista Las Palmas
8. Old Las Palmas
9. Movie Colony
10. Ruth Hardy Park
11. Sun Villas
12. El Rancho Vista Estates
13. Tennis Club
14. Sunrise Park
15. Warm Sands
16. Los Compadres
17. Demuth Park
18. Tahquitz River Estates
19. Deepwell
20. Mesa/Cahuilla Hills
21. Twin Palms
22. Canyon North
23. Araby
24. Southridge
25. Tahquitz Creek
26. Canyon South
27. Andreas Palms
28. Bella Monte
29. Andreas Hills
30. Park Andreas
31. Smoketree Ranch



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