

DESERT PLAYGROUND

Ultimate Seclusion

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PRIVATE RETREAT IN PALM SPRINGS

Nestled into the desert mountain landscape and perched high above downtown Palm Springs lies this one-of-a-kind luxurious estate set on 70+ acres of prime land within a hidden valley. 7 bedrooms, 9 full and 2 half baths are situated in 5 individual villas. There is swimming pool, spas, numerous terraces, walking paths, hiking trails, waterfalls and outdoor amphitheater perfect for yoga/meditation or entertainment. The main villa contains the open living room, kitchen, butler's pantry and a secret 2000+ bottle wine cellar. The Rock House, built by famed architect Albert Frey, features a 2-room suite with walls of glass, fireplace, hand-carved Balinese garden doors, claw-foot tub, rock shower and meditation garden. The master and guest bedrooms offer a touch of Provence with natural rock walls and authentic architectural elements. The property is reached by inclined elevator private roads, and stone pathways. Tucked away from the world yet minutes from town and Palm Springs International Airport, this sprawling estate offers maximum privacy, an enviable natural setting, and awe-inspiring views.

Offered at \$9,500,000

ESTATE FEATURES INCLUDE:

- 70 plus private acres overlooking Palm Springs.
- Five individual villas with over 7000 sq. ft. of living area.
- 7 bedrooms, 8 full and 2 half-baths.
- Outdoor amphitheater, yoga/meditation deck.
- Rock-lined swimming pool and spa.
- Formal dining room that seats 32 comfortably.
- 2000+ bottle secret wine cellar.
- Hiking trails, ponds, waterfalls and "spas"
- Outdoor living room, dining room, veranda, 6 fireplaces and fire pits.
- Central music and surveillance system



RANCHO MIRAGE | 7 CORONADO COURT

\$8,795,000 | 5-BR, 8-BA | Approx. 10,000 SF | Approx. 2 Acre Lot

One of architect Guy Dreier's most incredible estate homes. Every possible amenity has been included in this "Smart Home" filled with custom Guy Dreier furniture. Includes casita, tennis court and pavilion, Bocce Ball court and more. Fully private and secure. Huge pool with grotto, waterfalls and fire pit. Soaring ceilings, walls of glass and wrap-around water features. Owned solar system, 5 car garage with charging station. Offered furnished including 2 remarkable outdoor sculptural artwork. HOA: \$1000/MO. FEE land you own.

7CORONADO.COM | Web# 18405602



PALM SPRINGS | 1159 AZURE COURT

\$869,900 | 3-BR, 3-BA | Approx. 2,199 SF | Approx. 13,068 SF Lot

Architecture. Quality. Views. Privacy. Stunning iconic phase Murano home by Jim Cioffi, AIA. Cul-de-sac walled & gated resort home with full on west mountain/sunset views. Open concept, with high ceilings, clerestory windows, owned 32 panel solar system, BBQ area, steel pergolas, lg. master suite with 2 person shower, custom window treatments, Ring security system, sparkling pool & spa and lush side & rear yards. 2nd master suite. A total blur between indoors and out. No HOA! Fee Land You Own!

IMPRV.CO/LNN54NJ | WEB# 19476726



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PRICE REDUCTION



PALM SPRINGS | 1835 NAVAJO CIRCLE

\$929,000 | 3-BR, 2-BA | Approx. 2,424 SF | Cul-De-Sac Lot

New Lower Price! This enlarged 1959 Alexander Mid-Century home in Twin Palms offers the ultimate in Palm Springs living. Original, high-beamed wood ceilings & butterfly roof line remain while every other creature comfort has been added. Open living/kitchen/bar clerestory windows, lg. poolside den w/moving glass walls and full west mountain views. Fully Owned Solar! Fee Land you own, No HOA!

IMPRV.CO/X6G4Q | Web# 19419492



PALM SPRINGS | 546 N SUNSET WAY

\$449,000 | 3-BR, 2-BA | Approx. 1,304 SF | 12,632 SF Lot

Ready To Roll!!! The poolside "cabana/guest suite" is a 1947 Ironwood travel trailer. Just one of many eclectic surprises in store. Central to downtown & enhanced in today's modern style and ready for the perfect Palm Springs lifestyle. Quiet & person or pool party central! Open kitchen to dining/living with high ceilings & fireplace. A very large lot allows for an amazing rear entertaining area and ready for your own touches! No HOA!

IMPRV.CO/R406S | WEB# 19477688



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