



## REDUCED SELLING PRICE

### HERITAGE PALMS COUNTRY CLUB

44020 Royal Troon Ave , Indio CA 92201

MLS: 219072841    PRICE: \$495,000.00

Bedrooms: 2  
Full Baths: 2  
HOA: 425  
Parking: 2 Cars  
Floors: 1

Subdivision: Heritage Palms CC  
Year Built: 1999  
Lot Size: 105 x 57  
Sqft: 1707

#### PROPERTY FEATURES:

- Central A/C
- Tile floor
- Office/Den
- Refrigerator
- Washer
- Balcony, Deck, or Patio
- Central heat
- Family room
- Dining room
- Stove/Oven
- Dryer
- Yard
- Walk-in closet
- Bonus/Rec room
- Dishwasher
- Microwave
- Laundry area - garage

#### OTHER FEATURES:

- Community Features:
  - 18 Hole Golf Course.
  - Tennis
- Restuarant, Bar in Clubhouse
- Indoor/outdoor pools

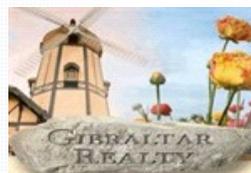
#### PROPERTY DESCRIPTION:

This beautiful home is located in the desirable Heritage Palms Country Club Senior community and near to Clubhouse with all it's amenities. This is the popular Merion floor plan which has 1707 square feet, 2 Bedroom, 2 bath plus den and office. Fenced Yard for pet and front court yard.

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Frank Moser  
Gibraltar Realty  
Phone: 949.677.4485  
Mobile: 949.677.4485  
Fax: 760.454.4520  
DRE#: 00358391  
[frank@moser.net](mailto:frank@moser.net)



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