

# **\$370,000 - 44115 Royal Troon Drive, Indio**

MLS® #219122283DA

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## **\$370,000**

2 Bedroom, 2.00 Bathroom, 1,598 sqft  
Residential on 0 Acres

Heritage Palms CC, Indio,

NEW PRICE! Welcome to this well-maintained home in the desirable Heritage Palms, a 55+ community. This property offers 2 bedrooms, a den, and 2 bathrooms, designed for comfort and style. A paver-lined walkway leads to the entrance. Inside, you'll find laminate and tile flooring throughout. The kitchen features a breakfast island with storage, a walk-in pantry, and ample counter space. The primary bathroom includes a walk-in shower, soaking tub, double sinks, and a walk-in closet. The guest bathroom also has a walk-in shower. The Bedrooms are on opposite sides of the house for added privacy. An indoor laundry room with upper cabinets and a utility sink adds convenience. Enjoy the desert landscaping and covered patio. Heritage Palms offers amenities like an 18-hole championship golf course, tennis, pickleball, bocce ball, and indoor/outdoor pools. The 20,000 sq ft clubhouse includes a ballroom, grille room, bar, library, craft room, card room, and billiard room. Stay fit in the modern fitness center or practice in the dance rehearsal room--no fees for golf initiation, social membership, or fitness membership. Premium cable TV and high-speed internet are included in the dues. Don't miss out on this vibrant community! Note: Home is virtually staged.



Built in 2002

## **Essential Information**

MLS® #	219122283DA
Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,598
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Veronica Mendoza
Listing Office	Desert Sands Realty

### Community Information

Address	44115 Royal Troon Drive
Area	699 - Not Defined
Subdivision	Heritage Palms CC
City	Indio
County	Riverside
Zip Code	92201

### Amenities

Amenities	Billiard Room, Cable TV, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf Course, Other Courts, Tennis Court(s)
Parking Spaces	8
Parking	Covered, Driveway, Garage, Garage Door Opener
# of Garages	3
Garages	Covered, Driveway, Garage, Garage Door Opener
View	Mountain(s), Peek-A-Boo
Security	Gated Community, Key Card Entry, 24 Hour Security

### Exterior

Exterior	Stucco
Lot Description	Planned Unit Development
Windows	Blinds, Drapes
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Area, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 7th, 2025
Days on Market	170
Short Sale	N
RE / Bank Owned	N

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