

\$115,000 - 193 Shepard Drive, Cathedral City

MLS® #219122533PS

\$115,000

2 Bedroom, 2.00 Bathroom, 1,152 sqft
Manufactured In Park on 0 Acres

The Canyon, Cathedral City,

OPEN Kitchen to large Great Room with vaulted ceilings and laminate floors! Kitchen features granite countertops and single stainless sink. The Primary Bedroom presents a remodeled ensuite bath and walk-in closet - The Guest Bath has also been updated and refreshed. Furniture is available to remain. Prime location near clubhouse, resort size pool, tennis / pickleball courts, and guest parking, while also adjacent to a pedestrian walkway - allowing for more space between the houses. Nearby shopping, restaurants, and all that desert living offers, make this the perfect home for year-round living or a vacation getaway. The Canyon is a beautifully maintained, gated, 55+ community. Buyers must be Park pre-approved. A minimum credit score of 750 is required, as well as proof of income 3 x the monthly space rent of \$926. (\$2,780) 1 pet is allowed and weight not more than 20 lb



Built in 1982

Essential Information

MLS® #	219122533PS
Price	\$115,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,152
Acres	0.00

Year Built	1982
Type	Manufactured In Park
Status	Closed
Listing Agent	Cory Alan
Listing Office	eXp Realty of California, Inc

Community Information

Address	193 Shepard Drive
Area	336 - Cathedral City South
Subdivision	The Canyon
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Parking	Driveway, Garage, Attached Carport, Tandem
Garages	Driveway, Garage, Attached Carport, Tandem
View	Mountain(s), Peek-A-Boo
Has Pool	Yes
Pool	Community, In Ground
Security	Gated Community, Resident Manager

Exterior

Lot Description	Close to Clubhouse
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Interior

Interior	Laminate, Carpet
Interior Features	Cathedral Ceiling(s), High Ceilings, Open Floorplan, Utility Room
Appliances	Dishwasher, Disposal, Vented Exhaust Fan, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Central, Forced Air
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Additional Information

Date Listed	January 10th, 2025
Days on Market	140
Short Sale	N

RE / Bank Owned N

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