

# \$525,000 - 35106 Flute Avenue, Palm Desert

MLS® #219123297DA

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## \$525,000

3 Bedroom, 2.00 Bathroom, 1,865 sqft  
Residential on 0 Acres

Sun City, Palm Desert,

Sun City Palm Desert. Popular Montego Model With 2 Bedrooms, A Den/Office, And 2 Full Bathrooms. Front Entry Has A Large Courtyard. The Master Suite Has Dual Sinks & A Large Stall Shower With Glass Enclosure, And Walk-In Closet, The 2nd Bedroom & Convertible Den Are On The Opposite Side Of The Home For Comfort And Privacy. The Open-Concept Floor Plan Has A Spacious Kitchen With A Cozy Breakfast Kitchenette And Slab Granite Counters & Stainless-Steel Appliances. It Opens To The Dining Room And Living Room With A Sliding Glass Door Leading To A Large Private Backyard With Low Maintenance Landscaping And A Covered Patio Area, The Laundry Room Includes The Washer And Dryer And Has Upper Cabinets.



Built in 2003

## Essential Information

MLS® #	219123297DA
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,865
Acres	0.15
Year Built	2003
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Gonnello
Listing Office	HomeSmart

## Community Information

Address	35106 Flute Avenue
Area	307 - Sun City
Subdivision	Sun City
City	Palm Desert
County	Riverside
Zip Code	92211

## Amenities

Amenities	Clubhouse, Controlled Access, Fitness Center, Barbecue, Pet Restrictions, Security, Tennis Court(s), Trail(s), Billiard Room, Bocce Court, Cable TV, Game Room, Golf Course, Lake or Pond, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Recreation Room, Sport Court
Utilities	Cable Available
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
View	Peek-A-Boo
Security	Gated Community, 24 Hour Security

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Drip Irrigation/Bubblers, Landscaped, Level, Near Park, Sprinklers Timer, Sprinkler System, Yard, Corners Marked, Paved
Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Down, Partially Furnished, Phone System, Utility Room
Appliances	Convection Oven, Dishwasher, Electric Cooking, Gas Cooking, Gas Range,

Gas Water Heater, Microwave, Refrigerator, Range Hood, Self Cleaning Oven,  
Vented Exhaust Fan, Water To Refrigerator, Water Heater

Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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