

\$8,195,000 - 74304 Desert Arroyo Trail, Indian Wells

MLS® #219128317DA

\$8,195,000

5 Bedroom, 7.00 Bathroom, 5,876 sqft
Residential on 1 Acres

N/A, Indian Wells,

NEW CONSTRUCTION ~ Included IN PURCHASE are a 1-year cosmetic warranty and a 10-year structural warranty offered by Builder and designer furnishings.

COMPLETED AND READY FOR MOVE IN. LOCATED IN THE RESERVE CLUB, Indian Wells - Exclusive Desert Living: Located in the heart of the Coachella Valley's most pristine expanse of desert native landscaping, lies The Reserve, a private golf club and residential community. WHEN serenity IS CALLED FOR or a fast pace lifestyle filled with pickleball, golf & fitness, Members and their guests can have both. Casual and relaxed, yet refined and exclusive, The Reserve is a place to be YOU. This stunning contemporary home, built by Foxx Curci Construction & Angela Wells Interior Design, offers 5 bedrooms, 5.6 bathrooms, and 5,876 sq ft of interior space, PLUS an additional 1,335 sq ft of covered outdoor living. A high-efficiency HVAC system with six zones and seven AC units ensures year-round comfort. The 4-car garage, measuring 1,355 sq ft, is equipped with two ductless AC units. Enjoy the benefits of owned SOLAR SYSTEM and LED lighting throughout. The home features remote-start fireplaces and fire features both inside and outside, as well as motorized shades and custom cabinetry. A custom bar and an adjacent, convenient, temperature controlled, walk-in wine room with lateral bottle storage make entertaining effortless. The outdoor entertainment center includes a customized TV, recessed heaters,



and a mist system to ensure comfort in any season. With high end finishes and a Smart Home Crestron Automation system you can control fire & water features, pool/spa, motorized sliding doors (great rm/primary & dining), lighting, shades & sound system. The kitchen boasts top-of-the-line Dacor appliances, along with a custom coffee station in a very large walk-in pantry with a full-size fridge. Throughout the home, 36x36 porcelain flooring adds a clean, contemporary touch. HOA dues include spectrum cable, 24 hr security, common area maintenance & golf course maintenance. Amenity list offered upon request.

Built in 2025

Essential Information

MLS® #	219128317DA
Price	\$8,195,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	1
Square Footage	5,876
Acres	0.56
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Roseanne Foxx
Listing Office	Bennion Deville Homes

Community Information

Address	74304 Desert Arroyo Trail
Area	325 - Indian Wells
Subdivision	N/A
City	Indian Wells

County Riverside
Zip Code 92210

Amenities

Amenities Barbecue, Other, Pet Restrictions, Cable TV, Clubhouse, Fitness Center, Golf Course, Tennis Court(s)
Utilities Cable Available
Parking Spaces 4
Parking Driveway, Garage, Direct Access
of Garages 4
Garages Driveway, Garage, Direct Access
View Mountain(s), Panoramic, Golf Course, Water
Has Pool Yes
Pool Private, Pebble, Salt Water
Security Gated Community, 24 Hour Security

Exterior

Exterior Stucco
Lot Description Drip Irrigation/Bubblers
Roof Flat, Rolled/Hot Mop
Construction Stucco
Foundation Slab

Interior

Interior Tile
Interior Features Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Built-in Features, Primary Suite, Smart Home, Walk-In Closet(s), Walk-In Pantry
Appliances Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Gas Cooktop, Gas Water Heater, Ice Maker, Range Hood, Water Purifier
Heating Forced Air, Fireplace(s), Natural Gas
Cooling Central Air, Zoned
Fireplace Yes
Fireplaces Gas, Great Room, Outside, Primary Bedroom, See Remarks
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Stories One

Additional Information

Date Listed April 11th, 2024

Days on Market 70

Short Sale N

RE / Bank Owned N

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