

\$620,000 - 31465 Whispering Palms Trail, Cathedral City

MLS® #219130098DA

\$620,000

4 Bedroom, 2.00 Bathroom, 1,495 sqft
Residential on 0 Acres

Upper Outpost, Cathedral City,

Back on Market - Buyer did not perform!
Appraised Value came in HIGHER!!!
Inspection and Repairs completed!!! Buyer's loss is your gain!!! Welcome to this beautifully REMODELED and SOLAR POWERED 4-bedroom, 2-bathroom POOL HOME, where style and comfort meet functionality at every turn. Situated in a well-established neighborhood, this central valley location offers easy access to all that Coachella Valley has to offer, from Palm Springs to Indio, and is a short distance to nearby schools, medical, golfing, airports, downtown, and world-famous music festivals. This property offers the perfect blend of luxury, comfort, and convenience. Step inside this extraordinary home and discover a beautifully designed retreat, ideal for cozy gatherings with friends and family...the faux wood-beamed VAULTED CEILING, tiled fireplace w/custom mantle and WOOD-GRAIN LUXURY VINYL FLOORS add old world charm while the gorgeous GOURMET KITCHEN with Quartzite countertops, stylish cabinetry and newer stainless steel appliances adds a modern touch. Double french doors lead out to a private backyard oasis...featuring a spacious covered patio with tiled archways and spectacular mountain views beyond. You'll love spending time outdoors, whether basking in the sun poolside or relaxing under the stars on the raised deck enjoying the CUSTOM LINEAR FIRE PIT. Mature shrubs line the perimeter, creating a truly private and intimate



backyard setting. The pool has been upgraded and resurfaced and now includes a PEBBLE-TEC FINISH and SALTWATER SYSTEM. Retreat to the spacious primary suite, where a walk-in tile shower and serene views of the backyard oasis await. All bedrooms feature new carpet, while the hall bath has been fully renovated with a new tub, toilet, and custom tile work. This energy-efficient home also includes a 28-panel financed-to-own solar system, dual-pane windows, a smart thermostat, new tankless water heater, whole-house water filtration system, central HVAC and a newly painted exterior. The garage adds even more value with an evaporative cooler, heavy-duty overhead storage racks and a new garage door and opener. For added peace of mind, this home also features a whole-house security system and video doorbell, keeping your loved ones and property secure at all times. Truly move-in ready, this home will impress even the most discerning buyers. Don't miss your chance to own a slice of desert luxury. Schedule your private tour today.

Built in 1992

Essential Information

MLS® #	219130098DA
Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Ranch, Traditional

Status	Closed
Listing Agent	Julia Lawson
Listing Office	Equity Union

Community Information

Address	31465 Whispering Palms Trail
Area	335 - Cathedral City North
Subdivision	Upper Outpost
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Utilities	Cable Available
Parking Spaces	6
Parking	Direct Access, Garage, Driveway, Garage Door Opener, Side By Side
# of Garages	2
Garages	Direct Access, Garage, Driveway, Garage Door Opener, Side By Side
View	Mountain(s), Pool
Has Pool	Yes
Pool	In Ground, Electric Heat, Pebble, Private, Salt Water, Tile, Waterfall
Security	Prewired

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Level, Near Public Transit, Rectangular Lot, Yard, Drip Irrigation/Bubblers, Landscaped, Sprinklers Timer
Windows	Double Pane Windows, Screens, Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Beamed Ceilings, High Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Forced Air, Fireplace(s), Natural Gas

Cooling	Central Air, Evaporative Cooling
Fireplace	Yes
Fireplaces	Gas, Great Room, See Through
# of Stories	1
Stories	One

School Information

District	Desert Sands Unified
Elementary	Landau
Middle	James Workman
High	Rancho Mirage

Additional Information

Date Listed	May 2nd, 2025
Days on Market	91
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 3:30pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.