

# \$255,000 - 35200 Cathedral Canyon Drive # F47, Cathedral C

MLS® #219134483DA

**\$255,000**

1 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0 Acres

Canyon Shores, Cathedral City,

\* Full Authority PROBATE SALE.\* Welcome to Your Desert Oasis at Canyon Shores - Where You Own the Land! This charming, ground-level 1-bedroom, 1-bath condo is offered "Fully Furnished Turnkey" in relaxed Palm Springs style. Tucked within the lush, gated community of Canyon Shores, this fee simple property (you own the land!) is a perfect year-round home or seasonal escape--and it's FHA approved! Step inside and be greeted by a tiled foyer that opens into a spacious, light-filled living room with recessed lighting and sweeping south-facing views of the manicured greenbelt, tranquil lagoon with waterfall, and the stunning Santa Rosa Mountains. The formal dining area features Plantation shutters and flows seamlessly into a well-appointed kitchen with quartz countertops, a 5-burner gas range, ample cabinetry, and a raised breakfast bar under stylish pendant lighting. The generously sized primary bedroom includes a large walk-in closet with bonus storage, more Plantation shutters, and easy access to the bright bathroom featuring extensive counter space and storage. Enjoy indoor-outdoor living with a patio that brings you front and center to Canyon Shores' meticulously maintained water features, streams, and landscaping. Five pools and five spas are thoughtfully located throughout the community for relaxation with a view. Community amenities include a beautifully renovated clubhouse with a fitness center, dry saunas, library, kitchen, and



lounge--perfect for socializing or unwinding. Additionally there are tennis and pickleball courts to enjoy year round outdoor activities. Low HOA dues that cover water, trash, earthquake insurance, exterior maintenance, and exterior pest control. Short-term rentals (7-day minimum) are allowed, making this a fantastic income opportunity. Big Bonus: All roofs in Canyon Shores were just replaced in April/May 2025--with no special assessment! Come experience the ultimate blend of convenience, comfort, and resort-style living in one of Cathedral City's most desirable communities. Canyon Shores is the ideal choice for full-time living or vacation getaways!

Built in 1986

## Essential Information

MLS® #	219134483DA
Price	\$255,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.03
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Patricia Eppelheimer
Listing Office	Regency Residential

## Community Information

Address	35200 Cathedral Canyon Drive # F47
Area	336 - Cathedral City South
Subdivision	Canyon Shores
City	Cathedral City
County	Riverside
Zip Code	92234

## Amenities

Amenities	Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Game Room, Lake or Pond, Meeting Room, Other Courts, Sauna, Tennis Court(s), Trash, Water, Picnic Area
Parking Spaces	1
Parking	Assigned, Detached Carport, Guest
Garages	Assigned, Detached Carport, Guest
View	Lake, Mountain(s)
Has Pool	Yes
Pool	Community, Electric Heat, In Ground
Security	Security Gate, Gated Community, Key Card Entry

## Exterior

Exterior	Stucco
Lot Description	Planned Unit Development, Sprinkler System
Windows	Shutters
Construction	Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Furnished
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1

## Additional Information

Date Listed	August 26th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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