

# \$499,000 - 44035 Royal Troon Drive, Indio

MLS® #219135785DA

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## \$499,000

2 Bedroom, 2.00 Bathroom, 1,707 sqft

Residential on 0 Acres

Heritage Palms CC, Indio,

Welcome to Heritage Palms, a premier 55+ gated golf course community in the Coachella Valley. This beautifully maintained single-story home offers 1,707 sq. ft. of living space with tile flooring throughout and a prime golf course setting on Hole #2 of the 18-hole championship course. Inside, you'll find a spacious living/dining room combo with a cozy fireplace, a versatile den, and plantation shutters. The kitchen features stainless steel appliances, a walk-in pantry, a breakfast counter bar, and ample cabinetry. The primary suite is highlighted by a large picture window with seating, while the en-suite bath includes dual vanities, a walk-in shower with grab bars and a built-in bench, and a generous walk-in closet. An additional bedroom and bath provide comfortable accommodations for guests. Step outside to a covered patio with tiled flooring, perfect for enjoying sweeping golf course views year-round. As a resident of Heritage Palms, you'll enjoy access to the 18-hole championship golf course, clubhouse, fitness center, indoor and outdoor pools, tennis and pickleball courts.



Built in 1999

## Essential Information

MLS® #	219135785DA
Price	\$499,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,707
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jelmborg Team
Listing Office	KW Coachella Valley

## Community Information

Address	44035 Royal Troon Drive
Area	699 - Not Defined
Subdivision	Heritage Palms CC
City	Indio
County	Riverside
Zip Code	92201

## Amenities

Amenities	Billiard Room, Bocce Court, Cable TV, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf Course, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Sport Court, Tennis Court(s)
Parking Spaces	4
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
View	Mountain(s), Golf Course
Has Pool	Yes
Pool	Community, In Ground
Security	Gated Community, 24 Hour Security

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Landscaped, On Golf Course, Planned Unit Development
Windows	Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Primary Suite, Recessed Lighting, Walk-In Closet(s), Walk-In Pantry
Appliances	Refrigerator, Dishwasher, Disposal, Gas Oven, Gas Range, Microwave
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	September 16th, 2025
Days on Market	58
Short Sale	N
RE / Bank Owned	N

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