

\$1,249,900 - 2517 E Mesquite Avenue, Palm Springs

MLS® #219137997DA

\$1,249,900

3 Bedroom, 2.00 Bathroom, 1,560 sqft
Residential on 0 Acres

Los Compadres, Palm Springs,

Exceptional Mid-Century Modern Retreat in South Palm Springs. Discover this highly desirable mid-century modern ranch-style home perfectly situated on a prime lot in South Palm Springs, backing onto a beautifully maintained greenbelt. With no visible utility lines and only two neighboring properties, this residence enjoys rare privacy and unobstructed mountain views. It occupies the final lot on the northwest corner of the historic 1964 Farrell Canyon Estates project, built by the renowned Alexander Construction Company an address steeped in architectural legacy. Meticulously maintained and thoughtfully updated, this 3-bedroom, 2-bath home blends timeless mid-century design with contemporary comfort. Step through decorative reeded-glass double doors that flood the interior with natural light and reveal an inviting open layout designed for modern desert living. Newly installed wood flooring flows throughout the living areas, with plush upgraded carpet in the bedrooms. The open-concept living and dining area is ideal for entertaining, with seamless access to the backyard and pool. On cooler evenings, the fireplace adds a cozy touch of warmth and ambiance. The chef's kitchen showcases granite countertops, a gas cooktop, and stainless steel appliances. Adjacent to the kitchen, a remodeled office and laundry area offer convenience and functionality. The spacious primary suite features custom California Closets and a spa-like bath with a



luxurious sunken shower/tub combination. Two guest bedrooms each with California Closets share a beautifully updated bath enhanced with modern fixtures, artistic tile work, and a custom glass walk-in shower. Step outside into your own private desert sanctuary. The private south-facing backyard offers panoramic views and is bordered by mature hedges. Lush with desert landscaping, the grounds feature a cactus garden, eight palm trees, fruit trees, and plumeria. Relax by the sparkling saltwater pool and spa, gather around the fire pit to capture the stunning Mt. San Jacinto vistas, or entertain guests on the expansive patio with built-in BBQ and counter-top seating for four. Additional highlights include a two-car garage with epoxy flooring and custom storage, a newly redone driveway with automatic lighting, Tesla solar panels (buyer to assume), and a Lutron Smart Home system for effortless control of lighting, climate and fully automated irrigation system. Experience the best of Palm Springs living.

Built in 1964

Essential Information

MLS® #	219137997DA
Price	\$1,249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,560
Acres	0.20
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Terry Cagen & Deborah Ferrell...
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	2517 E Mesquite Avenue
Area	334 - South End Palm Springs
Subdivision	Los Compadres
City	Palm Springs
County	Riverside
Zip Code	92264

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, On Street
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, On Street
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Electric Heat, Pebble, Private, Salt Water
Security	Closed Circuit Camera(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Drip Irrigation/Bubblers, Lawn, Landscaped, Sprinklers Timer, Sprinkler System, Yard
Windows	Blinds
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Open Floorplan, Recessed Lighting, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Dining Room, See Through
# of Stories	1

School Information

District	Palm Springs Unified
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Additional Information

Date Listed	November 1st, 2025
Days on Market	43
Short Sale	N
RE / Bank Owned	N

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