

# **\$11,000,000 - 40315 Cholla Lane, Rancho Mirage**

MLS® #24445167

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## **\$11,000,000**

7 Bedroom, 9.00 Bathroom, 10,344 sqft  
Residential on 8 Acres

Not in a Development, Rancho Mirage,

Luxury Live Auction: BIDDING Starts at \$11,000,000! Buyers do not need to wait for auction date to submit an offer to stop the auction - loan or cash. Introducing the Exquisite 40315 Domus Atticus Estate. A true gem that outshines all others. As you enter through the custom glass security gates and meander along the long circular drive, you'll be captivated by this spectacular European-style modern estate. Step through the extra-wide custom glass swing door into a grand foyer that sets the tone for an unforgettable journey. The dual living room spaces boast floor-to-ceiling imported Italian porcelain tile fireplace, custom modern overhead lighting, and breathtaking views of the backyard that will leave you in awe. Enjoy seamless indoor-outdoor living with fully retracting glass walls that reveal the stunning pool and serene lake beyond. This meticulously designed 10,344 sq. ft. smart home features 7 bedrooms and 9 bathrooms, including not one, but two luxurious primary en-suite bedrooms, each with expansive room-sized closets. One primary suite offers a stackable washer/dryer and a steam cabinet for clothing touch-ups, while marble dual vanities boast exceptional features such as wine bars and porcelain walls. Each bedroom provides exquisite views and includes its own private patio and outdoor sitting area. Guests will feel pampered in three additional en-suite bedrooms, each with walk-in closet space, along with an en-suite maid's room and caretaker quarters. Entertain



friends in the ultra-luxurious bar/lounge area, complete with a glass temperature-controlled wine room that accommodates hundreds of bottles, custom millwork, and elegant overhead lighting. For movie nights, retreat to your media room, featuring plush velvet walls, marble storage, and seating for twelve or more. A stunning custom chandelier illuminates the large dining area, which includes a see-through fireplace and retractable glass walls, allowing for a seamless blend of indoor and outdoor dining experiences. Culinary enthusiasts will appreciate the main kitchen, equipped with top-of-the-line Miele, Sub-Zero, and Wolf appliances, as well as a butler's pantry and prep kitchen for extensive meal preparation. A private library/office space showcases exquisite millwork and a cozy fireplace, providing a perfect retreat. Nestled on 8.48 acres in the heart of the Coachella Valley, this awe-inspiring estate offers dramatic mountain views and vibrant sunsets. The meticulously manicured grounds feature two-hundred-year-old Saguaro cacti and an array of fruit trees, including apple, pear, grapefruit, and lemon. For golf enthusiasts, a professionally designed three-hole golf course with a bunker and hazards offers a fun challenge, while a sunken regulation-size tennis court (also lined for pickleball) is equipped with lighting for evening play. The equestrian arena is perfect for horse lovers. Cool off in the spectacular pool, complete with a mesmerizing fire ring, a relaxing spa, and a cozy fire pit seating area under the pool pavilion. Embrace the tranquility of your private lake and island, featuring two cascading waterfalls and a paddle boat. Feed your own koi, turtles, and occasional ducks while enjoying the serene surroundings. With a private water well to maintain the lush landscape, ample parking is available in the 4-car epoxy-floored garage

and expansive driveway for guests. This home has been taken down to the studs and extensively remodeled, with finishing touches completed in December 2023. This property was designed to be your own private resort for enjoyment and entertaining at its finest. Come see this hidden estate and prepare to be amazed! No Mello-Ross or HOA

Built in 1990

**Essential Information**

MLS® #	24445167
Price	\$11,000,000
Bedrooms	7
Bathrooms	9.00
Full Baths	2
Half Baths	2
Square Footage	10,344
Acres	8.48
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Scott Palermo
Listing Office	Harcourts Desert Homes

**Community Information**

Address	40315 Cholla Lane
Area	321 - Rancho Mirage
Subdivision	Not in a Development
City	Rancho Mirage
County	Riverside
Zip Code	92270

**Amenities**

Parking Spaces	4
Parking	Circular Driveway

# of Garages	4
Garages	Circular Driveway
View	Desert, Lake, Mountain(s), Pool
Has Pool	Yes
Pool	Gunit, In Ground, Private
Security	Fire Detection System, Key Card Entry, Security Gate, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Koi Pond
Lot Description	Back Yard, Corners Marked, Front Yard, Horse Property, Landscaped, Lawn, Secluded
Windows	Blinds, Custom Covering(s), Screens
Roof	Concrete, Tile
Construction	Stucco

## Interior

Interior	Carpet, Wood
Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Dressing Area, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s), Wine Cellar
Appliances	Barbecue, Convection Oven, Dishwasher, Disposal, Double Oven, Dryer, Gas Oven, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Washer
Heating	Central, Forced Air, Zoned
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Dining Room, Living Room, Multi-Sided, See Through
# of Stories	2
Stories	One

## Additional Information

Date Listed	September 27th, 2024
Days on Market	164
Short Sale	N
RE / Bank Owned	N

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