

# \$95,000 - 74 Via Minorca, Cathedral City

MLS® #25475381

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## \$95,000

2 Bedroom, 2.00 Bathroom, 1,740 sqft  
Manufactured In Park on 0 Acres

Date Palm Country Cl, Cathedral City,

MAJOR MAJOR PRICE REDUCTION!!! Seller will entertain all reasonable offers----and can even help in carry with a full price offer. A unique opportunity to own a turnkey furnished 2bed/2bath 1700+ sq ft home (with expanded family room and master bedroom) in the highly sought after premier 55+ mobile/manuf home community of Date Palm CC. Amenities of the park include 18 holes of golf, room restaurant, clubhouse w/main pool and a myriad of social activities/clubs/functions, 4 other pools scattered about, a doggie park, tennis w/pickleball courts. This home features a frontage golf course location with expansive far reaching south and west views which encompasses the 1st hole fairway and green plus 2nd hole Tee Box, fairway and green. The home has an open outdoor feel with expansive east and west side yards that allow for privacy fencing without feeling boxed in. Inside one walks into a open great room floor plan where one can be busy in kitchen and still entertain guests. The family room is expanded as is the master bedroom with an area that can accommodate a private exercise area, private office, hobby area, sitting area etc. There is LED lighting about inside and outside. Next to the 2 car carport is an enclosed patio with doors to allow for golf cart in/out usage. In the immortal words of Bob Barker, "Come on Down, Let's Make a DEAL!!!" This is a property that's ready for your changes as you deem fit to make it your part time desert retreat or full time home. A special home with a



outdoor country club feel. Don't let the space rent rate deter you. It is commensurate with what this park has to offer! over any like it in the valley. Happy moments are here for YOU!! at Date Palm CC.

Built in 1971

### **Essential Information**

MLS® #	25475381
Price	\$95,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,740
Acres	0.11
Year Built	1971
Type	Manufactured In Park
Status	Closed
Listing Agent	Victor Minetti
Listing Office	Berkshire Hathaway Home Services California Properties

### **Community Information**

Address	74 Via Minorca
Area	336 - Cathedral City South
Subdivision	Date Palm Country Cl
City	Cathedral City
County	Riverside
Zip Code	92234

### **Amenities**

Amenities	Clubhouse, Controlled Access, Golf Course, Lake or Pond, Pool, RV Parking, Spa/Hot Tub, Tennis Court(s)
Parking	Attached Carport
Garages	Attached Carport
View	Golf Course, Mountain(s)
Has Pool	Yes
Pool	Association, Community

### **Interior**

Interior	Laminate
Interior Features	Utility Room
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

### **Additional Information**

Date Listed	January 1st, 2025
Days on Market	88
Short Sale	N
RE / Bank Owned	N

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