

\$1,549,000 - 1635 Palm Tree Drive, Palm Springs

MLS® #25502843PS

\$1,549,000

4 Bedroom, 4.00 Bathroom, 3,743 sqft
Residential on 0 Acres

Deepwell, Palm Springs,

MAJOR Price Adjustment! Built in 1956, this 4 bedroom, 4 (ensuite) baths, extra large Mid-Century home is teeming with iconic Mid-Century architectural features, including Post and beam construction clerestory windows, a floating Terrazzo gas fireplace and a sunken bar. This home has an open living room, dining room and a family/TV room area. The kitchen is separate. This beautiful home sits on an oversized lot, one of the largest in Deepwell Estates, lush with sub tropical and drought resistance plants and a nest of over 30 Palm Tree types which thrive in the desert climate. Side yard boasts a citrus orchard with Meyer lemon, lemon, orange and blood orange trees. The attached Casita has a its own entrance and a kitchenette. Great for guests or for rental income. This home needs some renovation, however the roof and pool are newer and some plumbing and electrical have been addressed. This one-of-a-kind property is ready for you to make your own personal oasis in our magical desert. There are stunning panoramic views located in the heart of Deepwell Estates, sunsets and mountains can be viewed from virtually every room, including the Primary shower. Interior features include a large Primary suite with 2 huge walk in closets/dressing rooms (home is believed to have been built by a Radio City Rockette) and direct access to the pool area. There is fantastic separation of the Primary suite from the other bedrooms and the Casita. Great for those seeking privacy in a large



home. The galley kitchen has a brick wall with an original built in brick oven, another mid century relic. There are 2 dining areas, including a breakfast nook with corner bench seats. The yard has many rare and exotic palm trees that are easy to maintain and documented by the Sellers. This home has Vacation Rental (STR) income potential as Deepwell Estates has an approximate 12% VR rate (subject to change, the cap rate for PS is 20%, so there is still room to begin the STR process with the City). Palm Tree is quiet, yet close to everything. Deepwell Estates is a long established and very desirable neighborhood with lots of mature trees and history, a historic and star studded neighborhood, many celebrities have called Deepwell Estates home over the years. It is a huge attraction during Modernism Week, featuring major tours. There is a wonderful, vibrant neighborhood organization known as DENO that has events throughout the year. While Palm Springs can be windy no matter where the location, Deepwell Estates is known as one of the least windy areas, surrounded by mountains on 3 sides. The owners have loved living in this home. There are approximately 3 years left on the Solar Lease, fully assumable, which has 39 panels, electricity is sold back to the Homeowner at a much lower rate than SCE. Buyer to verify all information, including but not limited to: square footage (which came from a recent Appraisal), all systems including the solar lease, schools, septic/sewer systems, alarm, vacation rental compliance, etc. Cameras are in use at the property. Please see Homeowner's statement attached.

Built in 1956

Essential Information

MLS® #	25502843PS
Price	\$1,549,000

Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,743
Acres	0.35
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Carol Traylor
Listing Office	Coldwell Banker Realty

Community Information

Address	1635 Palm Tree Drive
Area	334 - South End Palm Springs
Subdivision	Deepwell
City	Palm Springs
County	Riverside
Zip Code	92264

Amenities

Parking Spaces	1
Parking	Circular Driveway, Door-Multi, Driveway, Garage
Garages	Circular Driveway, Door-Multi, Driveway, Garage
View	Mountain(s), Panoramic, Pool
Has Pool	Yes
Pool	In Ground, Private, Tile
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Roof	Foam
Construction	Stucco

Interior

Interior Features	Breakfast Area, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Disposal, Range, Range Hood

Heating	Central, Wall Furnace
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	February 28th, 2025
Days on Market	196
Zoning	R1C
Short Sale	N
RE / Bank Owned	N

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