

\$72,500 - 69333 E Palm Canyon Drive # 73, Cathedral City

MLS® #25534515PS

\$72,500

1 Bedroom, 1.00 Bathroom, 400 sqft

Manufactured In Park on 10 Acres

Sungate, Cathedral City,

Desert Retreat Awaits - Tiny Home with Big Potential in 55+ Sungate Community!

Welcome to Sungate, a vibrant 55+ senior community nestled at the foot of a stunning mountain range just two blocks from Agua Caliente Casino! This charming tiny home is move-in ready and brimming with potential for your personal updates and finishing touches. Step into an open-concept living area designed for ease and efficiency, featuring an abundance of natural light, a ceiling fan, and an inviting slider that connects seamlessly to the kitchen. Cook up something special with a propane range, newer refrigerator, and built-in microwave, all thoughtfully arranged to maximize function. The cozy 1 bedroom includes mirrored closet doors, built-in drawers, and built-in dresser drawers, offering both comfort and flexibility. Outside, enjoy a spacious covered carport with room for two cars parked tandem-style and ideal for relaxation, entertaining, or extra storage. Looking to expand your vision? Sungate's resort-style amenities include two sparkling pools, soothing hot tubs, on-site laundry, a library, and a lively community center with regular events. With an incredibly low Indian land lease of just \$110.10/month and an HOA fee of only \$232/month, this is an affordable opportunity you won't want to miss. Ideally located near Palm Springs International Airport, shopping, grocery stores, the Rancho Mirage Ritz Carlton, and iconic Frank Sinatra Drive, everything you need is right at your



fingertips. Opportunities like this are rare!
Schedule your private showing today and
unlock the desert lifestyle you've been
dreaming of!

Built in 1989

Essential Information

MLS® #	25534515PS
Price	\$72,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	400
Acres	10.00
Year Built	1989
Type	Manufactured In Park
Status	Closed
Listing Agent	Carl Borey
Listing Office	Platinum Star Properties

Community Information

Address	69333 E Palm Canyon Drive # 73
Area	336 - Cathedral City South
Subdivision	Sungate
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Amenities	Billiard Room, Clubhouse, Controlled Access, Game Room, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Pool, Recreation Room, Spa/Hot Tub, Trash, Water
Parking Spaces	2
Parking	Attached Carport, Covered, Driveway, Garage, Tandem
Garages	Attached Carport, Covered, Driveway, Garage, Tandem
View	Mountain(s), Pool
Has Pool	Yes
Pool	Association, Community, Heated

Security Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Additional Information

Date Listed	May 6th, 2025
Days on Market	255
Zoning	W2
Short Sale	N
RE / Bank Owned	N

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