$567,000 - 313 Via Napoli, Cathedral City

MLS® #25541407PS

$567,000

3 Bedroom, 3.00 Bathroom, 2,087 sqft
Residential on 0 Acres

Campanile, Cathedral City,

Welcome to 313 Via Napoli - a beautifully upgraded, single story, 3 bedroom, 3 bath home in the gated, highly sought-after community of Campanile. This meticulously kept home is enviably situated on a beautiful corner lot with mature landscaping, and is also one of the few ranch homes in the development located on a 'passeggiata fountain promenade'; an exclusively serene, pedestrian only, park-like setting directly outside your front door. Inside, the freshly painted, open-concept layout, you'll find the chef's kitchen with stainless appliances, granite countertops and a generous island, perfect for entertaining family and friends. The bonus room features new carpet, a gas fireplace, tons of natural light throughout, and opens up to the impressive great room with 10' ceilings. The primary suite offers a spacious retreat with dual vanities, soaking tub, and walk-in closet. All bedrooms are generously sized and freshly carpeted. The private back yard garden with covered patio, is a secluded oasis with plenty of space for a private pool/spa. The laundry room provides direct access to the attached two-car garage. The community is exceptionally maintained and features an array of amenities including a resort style sparkling pool, spa, private gym, BBQ area, and covered patio framed by mountain views. Located minutes from downtown Palm Springs, dining, shopping, and golf, this property is ideal for a full-time residence, second home, or investment. The

modest HOA dues also include basic cable/internet and front yard landscape maintenance. This home is fee simple, you own the land.   Back on the market after going under contract with multiple offers in one week; 1031 Exchange buyer unable to perform. Move-in ready and priced to sell.

Built in 2006

Essential Information

MLS® #	25541407PS
Price	$567,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,087
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Gary Schwartz Gri
Listing Office	Bennion Deville Homes

Community Information

Address	313 Via Napoli
Area	335 - Cathedral City North
Subdivision	Campanile
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Amenities	Pool, Spa/Hot Tub, Cable TV, Picnic Area, Playground
Parking	Garage, Carport, Door-Multi, Private
# of Garages	2

Garages	Garage, Carport, Door-Multi, Private
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Smoke Detector(s)

Exterior

Lot Description	Front Yard, Landscaped, Lawn

Interior

Interior	Carpet
Interior Features	Open Floorplan, Walk-In Closet(s), Jack and Jill Bath
Appliances	Dishwasher, Gas Cooktop, Microwave, Dryer, Oven, Washer
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Palm Springs Unified

Additional Information

Date Listed	May 20th, 2025
Days on Market	58
Short Sale	N
RE / Bank Owned	N