

\$925,000 - 35364 East Side Place, Cathedral City

MLS® #25546369PS

\$925,000

3 Bedroom, 3.00 Bathroom, 1,993 sqft
Residential on 0 Acres

The District, Cathedral City,

Welcome to your dream desert retreat in The District, a premier gated community perfectly situated on the border of Palm Springs and Cathedral City. This beautifully upgraded 3-bedroom, 3-bath home offers just under 2,000 square feet of modern, energy-efficient living with a thoughtful layout and high-end finishes throughout, plus a brand new owned solar system! Step into the large, private front courtyard, an inviting outdoor space perfect for entertaining or relaxing and into a bright, open-concept interior designed for seamless living. The heart of the home is the fully remodeled kitchen, featuring brand new cabinetry, sleek finishes, and a commercial-grade built-in refrigerator, ideal for both everyday living and entertaining in style. The living and dining areas flow effortlessly together, creating a welcoming space filled with natural light. The floor plan includes one guest bedroom and bath on the main level, offering privacy and convenience for guests or a home office. Upstairs, you'll find the spacious primary suite along with a second guest bedroom. From the upper level, take in sweeping mountain views, including from the private walkout terrace, a perfect spot for enjoying your morning coffee or desert sunsets. The backyard is a low-maintenance private retreat with a sparkling pool and spa, ideal for unwinding in the sun or enjoying a quiet evening under the stars.

Energy-conscious buyers will appreciate the brand new, fully owned solar system, providing



sustainable living without sacrificing comfort. Located just minutes from the vibrant heart of Palm Springs, this home in The District offers the best of desert living with easy access to top dining, shopping, and entertainment. Stylish, efficient, and ideally located, this is the one you've been waiting for.

Built in 2018

Essential Information

MLS® #	25546369PS
Price	\$925,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,993
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Joshua Russell
Listing Office	Equity Union

Community Information

Address	35364 East Side Place
Area	336 - Cathedral City South
Subdivision	The District
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Amenities	Controlled Access, Picnic Area, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Door-Multi, Garage, Private
# of Garages	2

Garages	Door-Multi, Garage, Private
View	Mountain(s)
Has Pool	Yes
Pool	Heated, Private, Association, In Ground, Lap
Security	Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s), Key Card Entry

Exterior

Exterior	Frame
Lot Description	Yard
Windows	Double Pane Windows
Roof	Tar/Gravel
Construction	Frame

Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Utility Room, Walk-In Closet(s), Ceiling Fan(s), Open Floorplan, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer, Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	June 3rd, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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