

# **\$575,000 - 69385 Avenida De Las Montanas, Cathedral City**

MLS® #25546371

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## **\$575,000**

2 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0 Acres

Rio Del Sol, Cathedral City,

This is the one you've been waiting for: Beautifully upgraded, meticulously maintained home in the exclusive Las Casitas section of gated Rio del Sol. Casita-like entry leads to a lush courtyard with pavers and your own private sparkling pool. House has an open floor plan: living room, kitchen and dining room. Includes a fireplace for those cool desert nights. Granite counters in the kitchen with soft-close drawers and cabinets throughout the house. Large den/office currently is used as an office and screening room where you can add a convertible sofa for any extra guests. Two primary suites are separated by a long hallway. Each has a marble walk-in shower with two shower heads (one is a rain shower). One primary suite can serve as a casita with its own locked sliding door to the pool and courtyard. The other suite, as well as the main living area, open through sliders to a beautifully landscaped patio that features a long, rolling green park with a lake, pools, and spas. Patio has spectacular mountain views, gorgeous plantings and fruit-producing trees. Home has porcelain flooring throughout, even in the closets! Plantation shutters, laundry, Ring Doorbell and alarm system. Plus: New speckled-epoxy garage floor finish. Nothing to do here but move in, sit back, and enjoy! Amenities include: 3 community pools/spas, 4 tennis courts, a dog run, clubhouse, and fantastic views in all directions. HOA also covers cable TV and provides free WiFi.



Built in 1984

Essential Information

MLS® #	25546371
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Martin Withrow
Listing Office	Compass

Community Information

Address	69385 Avenida De Las Montanas
Area	336 - Cathedral City South
Subdivision	Rio Del Sol
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Amenities	Cable TV, Clubhouse, Pet Restrictions, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Door-Multi, Garage, Guest
# of Garages	2
Garages	Door-Multi, Garage, Guest
View	Panoramic, Lake, Mountain(s), Park/Greenbelt, Pool
Has Pool	Yes
Pool	Private, Association, Community, Heated, In Ground

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Breakfast Bar

Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	June 1st, 2025
Days on Market	15
Zoning	R2S
Short Sale	N
RE / Bank Owned	N

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