

# **\$2,309,990 - 9 Heliotrope Avenue # Lot #306, Rancho Mirage**

MLS® #25599527PS

**\$2,309,990**

3 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0 Acres

N/A, Rancho Mirage,

Welcome to Cotino, Storyliving by Disney -- the first community of its kind in Rancho Mirage. Nestled in the serene Longtable Park section of our community, this exquisite 3-bedroom, 2.5-bathroom single-story home (Palmera II) by Shea Homes is thoughtfully designed for those 55 and older who seek a harmonious blend of luxury and tranquility. Spanning 2,525 square feet, this residence invites you to experience resort-style living with breathtaking mountain vistas, a private pool and spa, and a fully separate casita for added privacy and comfort. The striking Aspiron exterior by Shea Homes sets the tone for character, while the open floor plan celebrates the seamless indoor-outdoor lifestyle that defines Rancho Mirage living. The gourmet kitchen, outfitted with high-end appliances, an elegant backsplash, and an oversized island, creates the perfect setting for entertaining and connection. The refined primary suite offers a sanctuary with a well-appointed bath and direct access to the outdoors. The secondary bedroom, complete with an attached bath, along with a versatile flex space, provides flexible living options tailored to your needs. A side-entry garage enhances the home's curb appeal and functionality. Cotino combines natural beauty, charming parks, and the magic of Disney to create a unique and vibrant community -- perfect for beginning your next chapter. Come see for yourself and experience all that this exceptional community has to offer.



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## Essential Information

MLS® #	25599527PS
Price	\$2,309,990
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,525
Acres	0.23
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Panayot Tomov
Listing Office	Storyliving By Disney Realty

## Community Information

Address	9 Heliotrope Avenue # Lot #306
Area	321 - Rancho Mirage
Subdivision	N/A
City	Rancho Mirage
County	Riverside
Zip Code	92270

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Door-Multi
Garages	Driveway, Garage, Door-Multi
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Private
Security	Gated Community, Gated with Guard, 24 Hour Security

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer

Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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