

\$89,000 - 76 Dunes Circle, Cathedral City

MLS® #25620695PS

\$89,000

2 Bedroom, 2.00 Bathroom, 1,344 sqft
Manufactured In Park on 0 Acres

Caliente Sands Mobil, Cathedral City,

Welcome to Caliente Sands, a well-kept 55+ community where spectacular mountain views, an active lifestyle, and true affordability come together. If you've been searching for a warm, meticulously clean, furnished home that blends comfort, convenience, and value - you won't find a better home, in a better location, at a better price - so see this one before anything else. This beautifully maintained manufactured home sits on a rent-controlled homesite (for full-time residents), offering one of the most budget-friendly monthly payments in the entire valley. Even with updated rates for new owners, the site rent remains exceptionally competitive. Add in the priceless sweeping vistas of the San Jacinto Mountains from your front windows plus the twinkling lights from the Palm Springs Aerial Tram station at night, and this home already stands apart. Inside, the space feels bright, welcoming, and easy to care for, with laminate flooring throughout and vinyl in the bathrooms. The floor plan includes a generous primary suite with an ensuite bath, full-wall mirrored closets with adjustable shelving, and additional built-ins currently used as a flexible office/den/exercise room. A second bedroom with a walk-in closet provides excellent guest space or extra storage. Practical features make everyday living effortless: central heating, efficient in-wall Toshiba AC units that keep the home cool during warmer months, and a dedicated laundry room with full-size washer/dryer hookups and tall cabinet storage.



Full-length awnings on both sides create shaded outdoor living spaces, and a semi-enclosed area with a 6' x 8' aluminum shed plus bonus storage is ideal for a workshop or hobby zone. Low-maintenance landscaping and your own lemon tree complete the picture. The community lifestyle is a true highlight. Caliente Sands offers a clubhouse with full kitchen, sparkling pool, spa, sauna, pet park, library, and laundry facility. A steady calendar of activities includes water aerobics, potlucks, monthly socials, donut mornings, outings, and neighborly get-togethers makes it easy to stay connected and enjoy the best of 55+ living. The location is as convenient as it gets. You can stroll to nearby dining and services, including Tony's Burgers, Michaels Cafe, Barrel District Pizza, barber shop, Circle K, and a gym. Agua Caliente Casino is also just minutes away. Turn-key furnished per the seller's inventory, this home is truly move-in ready. Park approval is required prior to purchase, but once you're in you'll understand why homes here rarely last long. This is the kind of home that surprises people: beautiful, well-cared-for, in a great community, with incredible views, and at a price that's hard to beat. Come see for yourself why this may be the best value in the desert.

Built in 1974

Essential Information

MLS® #	25620695PS
Price	\$89,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	0.00
Year Built	1974

Type	Manufactured In Park
Status	Closed
Listing Agent	Walter Barnes
Listing Office	Bennion Deville Homes

Community Information

Address	76 Dunes Circle
Area	336 - Cathedral City South
Subdivision	Caliente Sands Mobil
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Amenities	Pool
Parking Spaces	1
Parking	Attached Carport
Garages	Attached Carport
View	Mountain(s)
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Laminate
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Vented Exhaust Fan
Heating	Central
Fireplaces	None
# of Stories	1

Additional Information

Date Listed	November 20th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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