

\$299,999 - 35200 Cathedral Canyon Drive # 103, Cathedral C

MLS® #25623491PS

\$299,999

2 Bedroom, 2.00 Bathroom, 1,384 sqft
Residential on 0 Acres

Canyon Shores, Cathedral City,

First time on the market in 25 years, this upper-level end unit in Canyon Shores offers a peaceful setting with sweeping mountain views and thoughtful updates throughout. The residence features two bedrooms and two baths and is offered fully furnished, creating a comfortable and welcoming retreat from the moment you arrive. The home includes newer windows and an upgraded sliding glass door for enhancing energy efficiency and showcasing the dramatic San Jacinto Mountain backdrop. Vaulted ceilings bring an airy sense of volume, while the private balcony frames a dramatic mountain view and lush greenbelt that exemplify the relaxed Coachella Valley lifestyle. Canyon Shores provides an exceptional collection of amenities, including multiple pools and spas, tennis and pickleball courts, a fitness center, and well-maintained grounds. The HOA covers water, trash, landscaping, and newly installed community roofing in 2025, offering convenience and ease of ownership. Ideally positioned between Palm Springs and Palm Desert, the home enjoys quick access to shopping, dining, golf, local attractions, and the CV Link. Whether used as a full-time residence or a quiet weekend escape, this well-kept desert home delivers comfort, quality, and a superb location.



Built in 1987

Essential Information

MLS® #	25623491PS
Price	\$299,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.03
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Tim Cutler
Listing Office	Equity Union

Community Information

Address	35200 Cathedral Canyon Drive # 103
Area	336 - Cathedral City South
Subdivision	Canyon Shores
City	Cathedral City
County	Riverside
Zip Code	92234

Amenities

Amenities	Clubhouse, Controlled Access, Insurance, Lake or Pond, Maintenance Grounds, Meeting Room, Pet Restrictions, Pool, Sport Court, Tennis Court(s), Trash, Water
Parking	Assigned, Covered
Garages	Assigned, Covered
View	Mountain(s), Pool
Has Pool	Yes
Pool	Community, Association, Fenced, Heated, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Key Card Entry, Security Gate

Exterior

Roof	Tile
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Interior

Interior	Carpet
Interior Features	Utility Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	December 8th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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