

\$1,340,000 - 2235 E Paseo Gracia, Palm Springs

MLS® #26646773

\$1,340,000

3 Bedroom, 2.00 Bathroom, 1,570 sqft
Residential on 0 Acres

Sunrise Park, Palm Springs,

Reimagined midcentury ranch situated on a rare, jumbo-size .35-acre lot in Sunrise Park, offering quintessential Palm Springs living. This rare oversized property is discreetly tucked behind walls and hedges, exuding charm and featuring resort-style grounds with a pool, spa, detached cabana, multiple seating areas, and sweeping, wire-free mountain views. Gossip poolside while taking in views of Mt. San Jacinto by day and the aerial tram by night, or chill in the vibey cabana retreat overlooking the pool. The fully hedged property offers exceptional privacy and includes a two-car garage as well as ample space for a vintage trailer, RV, future addition, and ADU/guest house. Interiors boast a pared-down aesthetic with concrete floors and whitewashed walls, providing a neutral backdrop for art and furnishings. The bespoke kitchen offers generous storage, a gas range, quartz countertops, and a picture window overlooking the pool and outdoor lounge and dining areas. All rooms open directly to the pool and gardens, including the primary bedroom with its ensuite bath and dual wardrobes. Two guest bedrooms share a hall bath, with one bedroom featuring pocket-door access, creating a junior primary suite. Ideally located between the airport and downtown Palm Springs, the home is walkable to Sunrise Park, the city's swim center, library, sports fields, PS Cultural Center/Camelot Theatre, weekly farmers market, and numerous shops and restaurants. Note that the Sunrise Park



neighborhood currently allows full short-term vacation rental permits. Additional upgrades include a transferable solar lease with a fixed, low monthly electricity payment, newer HVAC systems, mini-split in the primary bedroom, new water heater, new exterior paint, and a recoated foam roof with warranty. The rear property line spans approximately 130 feet with no neighboring properties behind. Whether entertaining on a grand or intimate scale, this rare and private property is designed for memorable desert living. You own the land and there are no HOA fees.

Built in 1967

Essential Information

MLS® #	26646773
Price	\$1,340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,570
Acres	0.35
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Richard Guelich
Listing Office	CalNative Real Estate

Community Information

Address	2235 E Paseo Gracia
Area	332 - Central Palm Springs
Subdivision	Sunrise Park
City	Palm Springs
County	Riverside
Zip Code	92262

Amenities

Parking Spaces	3
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Fenced, Filtered, Gunite, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Interior

Appliances	Dishwasher, Disposal, Refrigerator, Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric, Dual, Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	February 3rd, 2026
Days on Market	26
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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