

# **\$1,695 - 35200 Cathedral Canyon Drive # C20, Cathedral City**

MLS® #IV25164827

**\$1,695**

1 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential Lease on 0 Acres

Canyon Shores (33606), Cathedral City,

Fresh & Clean 1 Bedroom 1 Bath 1st floor condo in the Beautiful Canyon Shores gated community is now available for lease!!! This 1 bedroom Unit is perfect for a main home, vacation get away or 2nd home. Located next to one of the many pools and spas in the community. It features an extremely spacious living room with art lighting. The dining room is equipped with Plantation shutters and rich laminate flooring. The dining room opens to the kitchen with a breakfast bar. Speaking of the kitchen here you will find lots of cabinet and countertop space conveniently set up for the cook and Yes, the refrigerator is included. The main floor bathroom has been upgraded with granite counters and a custom tiled walk-in shower. The primary spacious bedroom has lots of closet space with mirror glass doors and an additional storage closet. The washer and dryer are located in the unit and are included. Only steps from one of the many pools and spas located throughout the community this is a real find. Canyon shores offers many walking paths, streams and water features to enjoy in this tranquil setting. There is a clubhouse, exercise room, saunas, 5 pools, 7 spas and several tennis courts as well as community activities for all to enjoy. Located close to shopping, entertainment and restaurants, it makes this a great spot to enjoy the best in the desert lifestyle.



Built in 1986

## Essential Information

MLS® #	IV25164827
Price	\$1,695
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.03
Year Built	1986
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Jeff Van Es
Listing Office	VAN ESTATES, INC

## Community Information

Address	35200 Cathedral Canyon Drive # C20
Area	336 - Cathedral City South
Subdivision	Canyon Shores (33606)
City	Cathedral City
County	Riverside
Zip Code	92234

## Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Pickleball, Sauna
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Association Dues
Parking Spaces	1
Parking	Assigned, Covered, Detached Carport, Gated
Garages	Assigned, Covered, Detached Carport, Gated
View	Mountain(s)
Has Pool	Yes
Pool	Community, Fenced, Gunite, Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Security Gate

## Exterior

Lot Description	SixToTenUnitsAcre
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Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile, Stone
Interior Features	Ceiling Fan(s), Ceramic Counters, Separate/Formal Dining Room, Granite Counters, All Bedrooms Down, Bedroom on Main Level
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Barbecue
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Palm Springs Unified
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## Additional Information

Date Listed	July 22nd, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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