

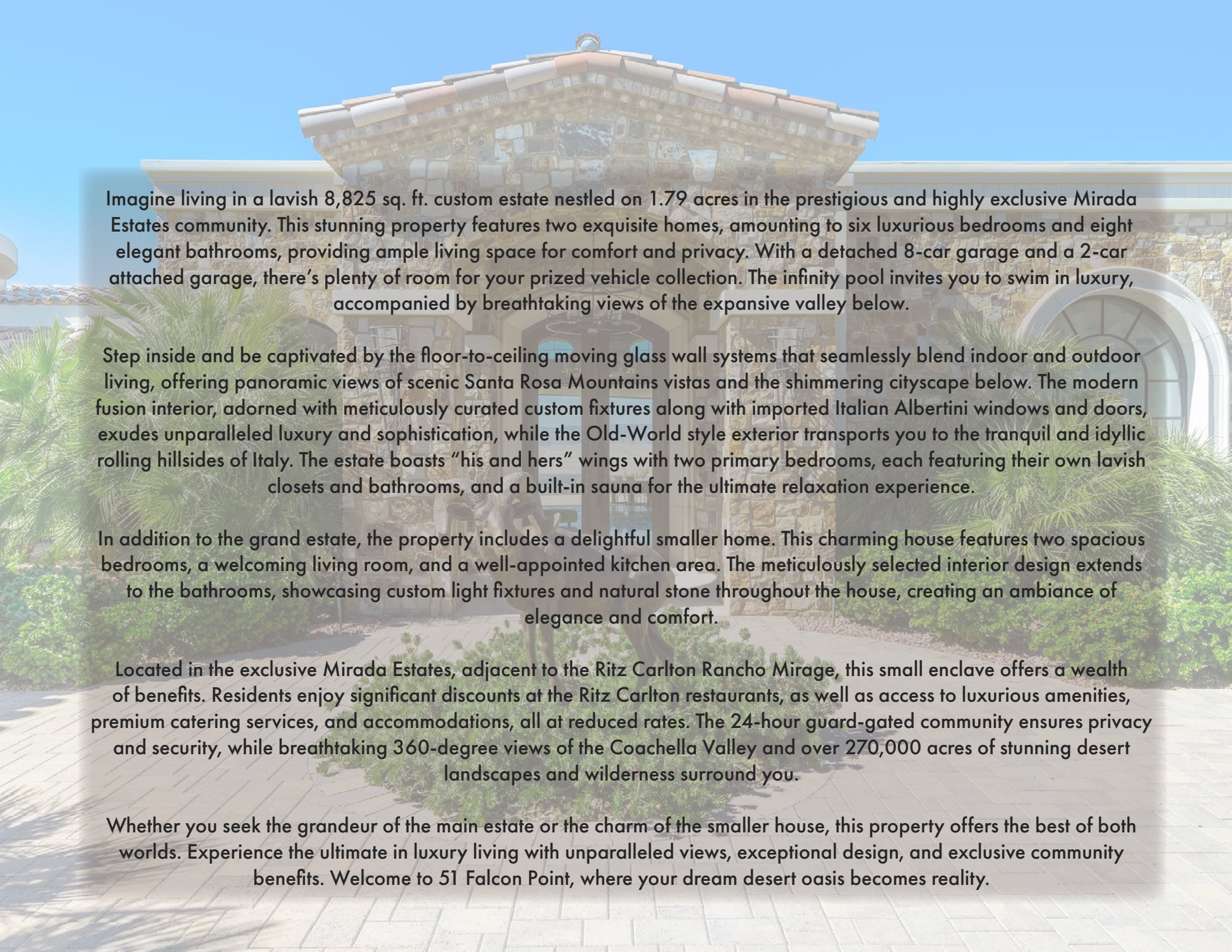
51 FALCON POINT

MIRADA ESTATES, RANCHO MIRAGE



**51 FALCON POINT,
RANCHO MIRAGE**

**TWO HOMES ON TWO LOTS TOTALING 1.79 ACRES
IN THE MIRADA ESTATES COMMUNITY**



Imagine living in a lavish 8,825 sq. ft. custom estate nestled on 1.79 acres in the prestigious and highly exclusive Mirada Estates community. This stunning property features two exquisite homes, amounting to six luxurious bedrooms and eight elegant bathrooms, providing ample living space for comfort and privacy. With a detached 8-car garage and a 2-car attached garage, there's plenty of room for your prized vehicle collection. The infinity pool invites you to swim in luxury, accompanied by breathtaking views of the expansive valley below.

Step inside and be captivated by the floor-to-ceiling moving glass wall systems that seamlessly blend indoor and outdoor living, offering panoramic views of scenic Santa Rosa Mountains vistas and the shimmering cityscape below. The modern fusion interior, adorned with meticulously curated custom fixtures along with imported Italian Albertini windows and doors, exudes unparalleled luxury and sophistication, while the Old-World style exterior transports you to the tranquil and idyllic rolling hillsides of Italy. The estate boasts "his and hers" wings with two primary bedrooms, each featuring their own lavish closets and bathrooms, and a built-in sauna for the ultimate relaxation experience.

In addition to the grand estate, the property includes a delightful smaller home. This charming house features two spacious bedrooms, a welcoming living room, and a well-appointed kitchen area. The meticulously selected interior design extends to the bathrooms, showcasing custom light fixtures and natural stone throughout the house, creating an ambiance of elegance and comfort.

Located in the exclusive Mirada Estates, adjacent to the Ritz Carlton Rancho Mirage, this small enclave offers a wealth of benefits. Residents enjoy significant discounts at the Ritz Carlton restaurants, as well as access to luxurious amenities, premium catering services, and accommodations, all at reduced rates. The 24-hour guard-gated community ensures privacy and security, while breathtaking 360-degree views of the Coachella Valley and over 270,000 acres of stunning desert landscapes and wilderness surround you.

Whether you seek the grandeur of the main estate or the charm of the smaller house, this property offers the best of both worlds. Experience the ultimate in luxury living with unparalleled views, exceptional design, and exclusive community benefits. Welcome to 51 Falcon Point, where your dream desert oasis becomes reality.









PROPERTY DESCRIPTION

- This sprawling estate features two homes totaling 6 bedrooms and 8 bathrooms on two lots totaling 1.79 acres, with detached 8-car garage
- Main home features 4 bedrooms, 4 full bathrooms, 2 powder rooms, "his and hers wings," office, built-in sauna, double washer and dryer, and loft
- Smaller home features 2 bedrooms and 2 full bathrooms, living area, well-appointed kitchen, and stacked washer/dryer
- Impressive, custom architecture, meticulously and carefully appointed with the highest-quality materials and fixtures, including Italian Albertini doors and windows
- One of the best viewpoints in Mirada Estates, overlooking the entire Coachella Valley with breathtaking panoramic scenery
- Both homes are fully-automated smart homes, with modern fusion interiors and classic, Old-World style exteriors, blending seamlessly into the picturesque Santa Rosa Mountains backdrop
- Serene infinity pool overlooks the entire Valley floor below
- Custom paved walking path around entire property offers premium viewing of the desert cityscape



STANDOUT FEATURES

- Albertini Bronze doors and windows
- Floor-to-ceiling moving glass wall systems
- Carved limestone accents throughout
- All interior doors are solid walnut with applied molding and Rocky Mountain Hardware
- Custom walnut baseboards throughout the house
- Crema Marfil Marble flooring with mosaic accents
- Kitchen and bathrooms have high-gloss European cabinets
- Kitchen accented with natural split-faced limestone
- Pop up television in kitchen counter
- Custom lighting fixtures throughout
- Natural marble fireplace in great room
- Primary room and study have custom walnut flooring, walnut wood paneling
- Primary room and study doors are custom walnut with elegant starburst detailing
- Custom built-in sauna
- Smaller home has the same quality and custom materials as the main house
- Eight-car garage has porcelain tile flooring



SITE DETAILS

51

FALCON POINT MIRADA ESTATES

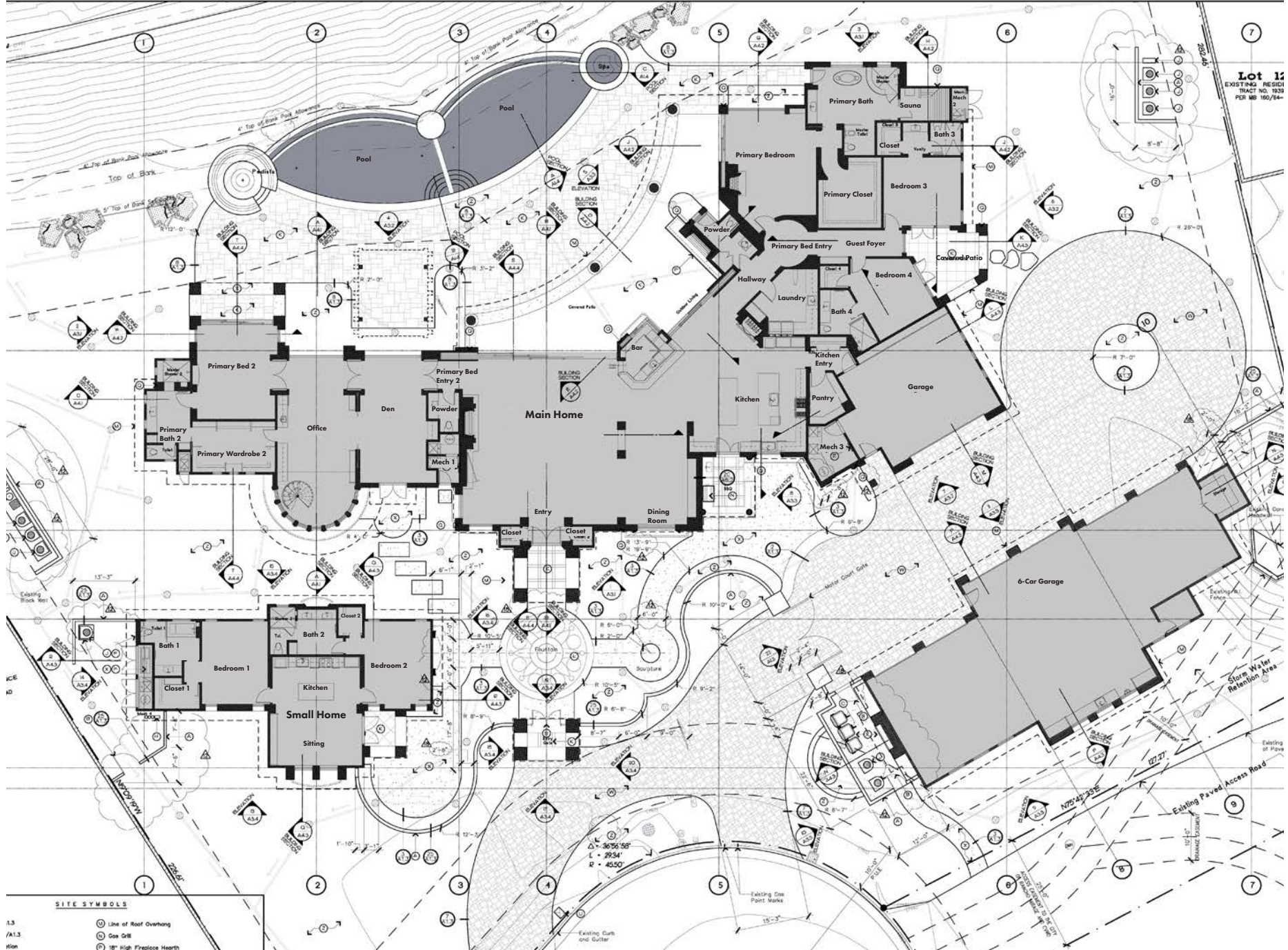


SITE DETAILS:

- **Location:** 51 Falcon Point, Rancho Mirage
- **APN:** 686-530-057, 058
- **Zoning:** [R-L-2 \(Very Low Density - 2 du/ac max.\)](#)
- **General Plan:** R-L-2R-L-2 (Very Low Density - 2 du/ac max.)
- **Home Size:** Approx. 8,825 SQ. FT.
Main home: 4 bedrooms / 4 full baths / 2 powder rooms (Approx. 7,340 Sq. Ft.)
Smaller home: 2 bedrooms / 2 full baths (Approx. 1,485 Sq. Ft.)
- **Lot Size:** 1.79 acres
- **Year Built:** 2018
- **HOA Dues:** \$2,868/mo (\$1,434/lot)
- **Price:** Call for pricing



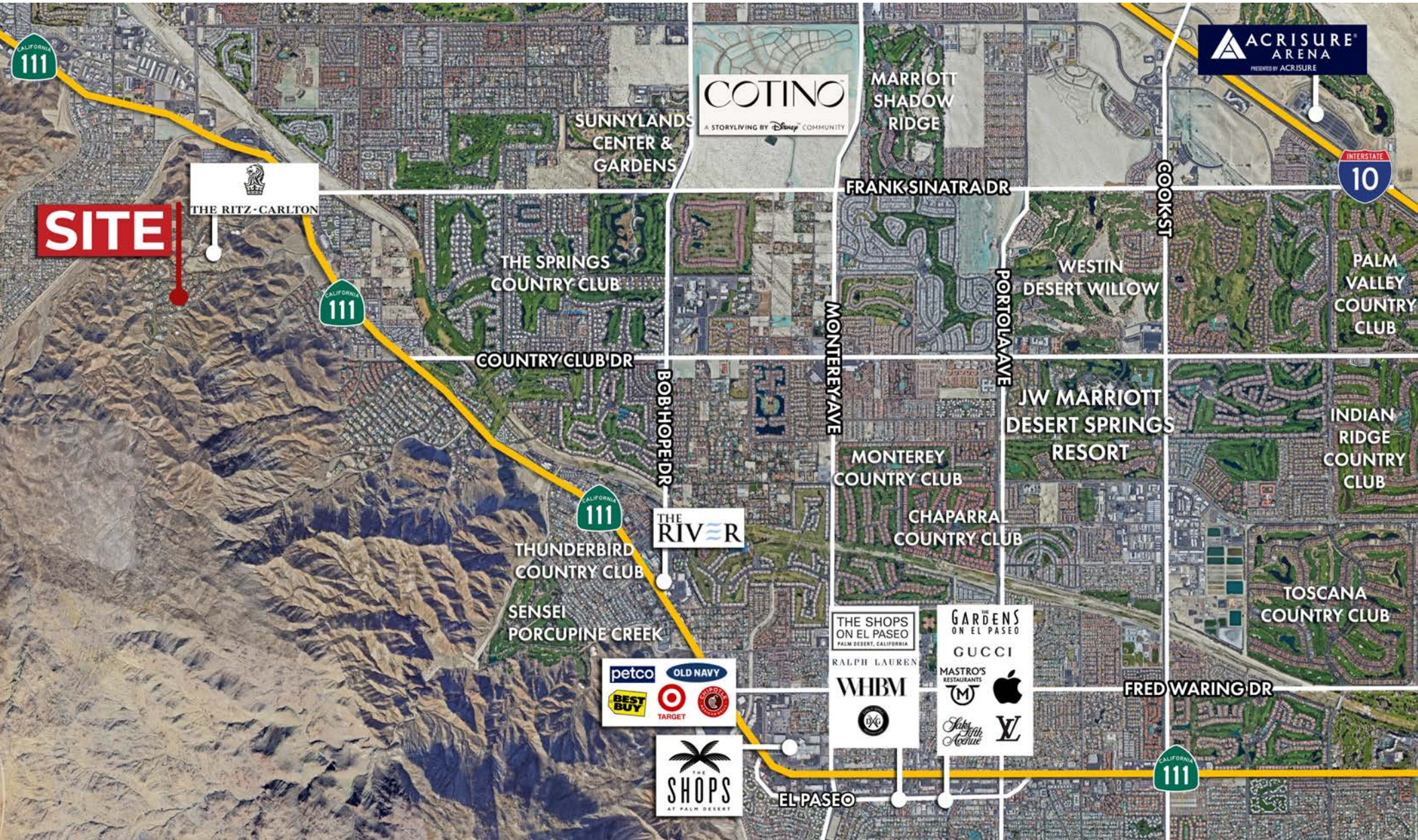
SITE PLAN



VICINITY MAP

51

FALCON POINT MIRADA ESTATES





LOCATION OVERVIEW

COACHELLA VALLEY/ GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

LOCATION OVERVIEW

The City of Rancho Mirage is located in the center of Southern California's Coachella Valley, also known as Greater Palm Springs. It has easy access to the entire Southern California market via major freeways, rail corridors and the Palm Springs International Airport, which offers services to all major metropolitan areas.

Rancho Mirage is one of the Coachella Valley's most affluent communities, and is often referred to as the "Playground to the Presidents." The city is home to the region's only Five-Star resort, The Ritz Carlton-Rancho Mirage, and is home to institutions like Eisenhower Health, Hazelden Betty Ford Center and the Barbara Sinatra Children's Center – all world-renowned health facilities.

Rancho Mirage offers the perfect combination of luxury, value, and access to the finest golf, spa, and dining experiences right in the heart of the Palm Springs area.

RANCHO MIRAGE



DEMOGRAPHICS



16,804
POPULATION

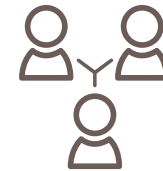


671
POPULATION
PER SQ. MILE



\$825,738
AVERAGE HOME VALUE

\$138,993
AVERAGE HOUSEHOLD INCOME



64.7
MEDIAN AGE

14,792
HOUSEHOLDS

CONTACTS & DISCLOSURE



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