

48600  
PAISANO RD

7,080 SF HOME WITH POOL ON 1.92 AC  
CAHUILLA HILLS, SOUTH PALM DESERT AREA

DESERT PACIFIC  
PROPERTIES



**PRICE: \$3.4 MILLION**

# PROPERTY FEATURES

- Expansive 7,080 SF 4-bedroom, 6-bathroom home in the desirable Cahuilla Hills community just south of Palm Desert
- Situated on 1.92 scenic acres with a pool and spa
- Large windows invite natural light and frame the panoramic views
- Exclusive and tranquil setting offers privacy nestled into the natural desert surroundings
- Minutes away from the renowned El Paseo Shopping District, home to Gucci, Louis Vuitton, Saks Fifth Avenue, Mastro's Steakhouse, and more
- Surrounded by prestigious, exclusive communities such as Bighorn Golf Club, Ironwood Country Club, and The Reserve Club
- [Click to view property video](#)



# SITE OUTLINE



## SITE DETAILS:

- **Location:** The property is located at 48600 Paisano Rd. in the unincorporated community of Cahuilla Hills, CA.
- **Zoning:** R-1-5 (One Family Dwellings)
- **General Plan:** RC-VLDR (Rural Community, Very Low Density Residential)
- **APNs:** 628-360-011 (1.67 AC), 036 (0.25 AC)
- **Home Size:** 4 bedrooms / 6 bathrooms / Approx. 7,080 SF
- **Lot Size:** 1.92 AC
- **Year Built:** 1988
- **Pool:** : Yes
- **Comments:** This expansive 4-bedroom, 6-bathroom home is a rare opportunity to create your dream home in one of the most desirable areas of the desert. The property offers sweeping, unobstructed desert views, with expansive vistas stretching out to the valley floor and the surrounding mountains. The setting provides a serene and private atmosphere, perfect for enjoying stunning sunsets and the unique desert landscape.



# LOCATION OVERVIEW

# SOUTH PALM DESERT/ CAHUILLA HILLS

The Cahuilla Hills area of South Palm Desert is known for its rugged, scenic landscapes and proximity to both desert and mountainous terrain. This area is characterized by a mix of residential properties, particularly custom homes that take advantage of the stunning views of the Coachella Valley, nearby mountains, and the vast desert floor below. The Cahuilla Hills neighborhood is located at the base of the Santa Rosa Mountains, giving it a unique elevated vantage point. This residential area is fairly exclusive and tranquil, offering a sense of privacy, with a combination of homes nestled into the natural desert surroundings, blending in with the topography.

In addition to the natural beauty, the Cahuilla Hills area is close to the amenities and attractions of Palm Desert, such as shopping, dining, and entertainment, making it a desirable location for those seeking a balance of peaceful desert living with modern conveniences.



# 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

## BROKERS / AGENTS



**SUSAN HARVEY**  
**Broker/Owner**  
susan@dppllc.com  
Cell 760-250-8992  
DRE #00957590



**CLAIRE HARVEY**  
**Agent**  
clairekharvey@gmail.com  
Cell 760-636-3501  
DRE #02198860

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**Desert Pacific Properties**  
77933 Las Montanas Rd Suite 101  
Palm Desert, CA 92211  
DesertPacificProperties.com  
DRE#01420416



  
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