

The image shows a beautiful desert landscape. In the foreground, there is a large, irregularly shaped stone patio made of reddish-brown and tan stones. To the right of the patio, a small, clear blue swimming pool is visible, with a stone ledge and steps leading into it. The middle ground is filled with various desert plants, including tall green grasses, red and yellow flowers, and several large, spiky agave plants. In the background, a rugged, rocky mountain rises under a bright blue sky with scattered white clouds. The overall scene is peaceful and well-maintained.

THE *Hacienda* ESTATE *de Trampas*

82501 AVENUE 65, VISTA SANTA ROSA
APPROX. 4,133 SF HOME, 1,174 SF CASITA, & 1,685 SF GUEST HOUSE ON
246.52 SCENIC ACRES



Hacienda de Trampas

Nestled in secluded Vista Santa Rosa and surrounded by desert mountains, this extraordinary estate offers the perfect blend of timeless elegance, modern luxury, and natural beauty. Set against a stunning desert landscape on a total of 246.52 acres bordered by a dramatic mountain backdrop, the property provides an unmatched sense of serenity and seclusion—while still being within close proximity to high-end amenities and premier destinations.

The scenic outdoor living area spans approximately 6 acres and is a true highlight of the property. Meandering garden pathways, brilliantly blooming Palo Verde trees, and vibrant native plantings create a tranquil setting, complete with calming water features and a pool and spa framed by natural stone decking and lush greenery. The outdoor amenities include a long winding drive lined with an artfully crafted stone wall, large car park/extended patio, an outdoor built-in BBQ, and an expansive courtyard perfect for sunset gatherings and entertaining.

Standout features of the property include a blossoming Yucca garden, naturally-formed basalt columns, a canopy of palm trees, and a private, serene pond with its own resident egret, altogether creating a breathtaking harmony of natural artistry at every turn. Every detail has been thoughtfully curated to offer luxury living in unison with nature.

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PROPERTY DESCRIPTION

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- This unique 246.52-acre estate features a main home with primary bedroom featuring his and hers bathrooms and closets, an enchanting library, and fitness room
- 2 bed/2 bath private casita across the breezeway with living room and kitchenette
- 3 bed/2 bath guest house
- Approximately 6 acres of thoughtfully designed landscaping with winding garden paths, native plantings, and colorful desert flora
- Tranquil water features and a pool and spa surrounded by natural stone and lush greenery create a peaceful retreat
- Features include a long, elegant driveway, spacious parking area/patio, and a large courtyard ideal for hosting gatherings or enjoying the sunset
- Peaceful private pond offering serene views
- Every aspect of the property is carefully crafted to deliver luxurious desert living in harmony with the surrounding environment
- Bordered by mountainous conservation and parks land to the south, ensuring the dramatic and impressive backdrop will remain untouched
- Included in the property is a desert landscape nursery with approximately 4,000 mature trees, cacti, and succulents ideal for landscaping a golf course or desert development
- Of the 247 acres, 160 acres is planted to vegetables for added income and privacy
- 5,000 SF metal shop building
- Click [here](#) to view property photos



SITE DETAILS

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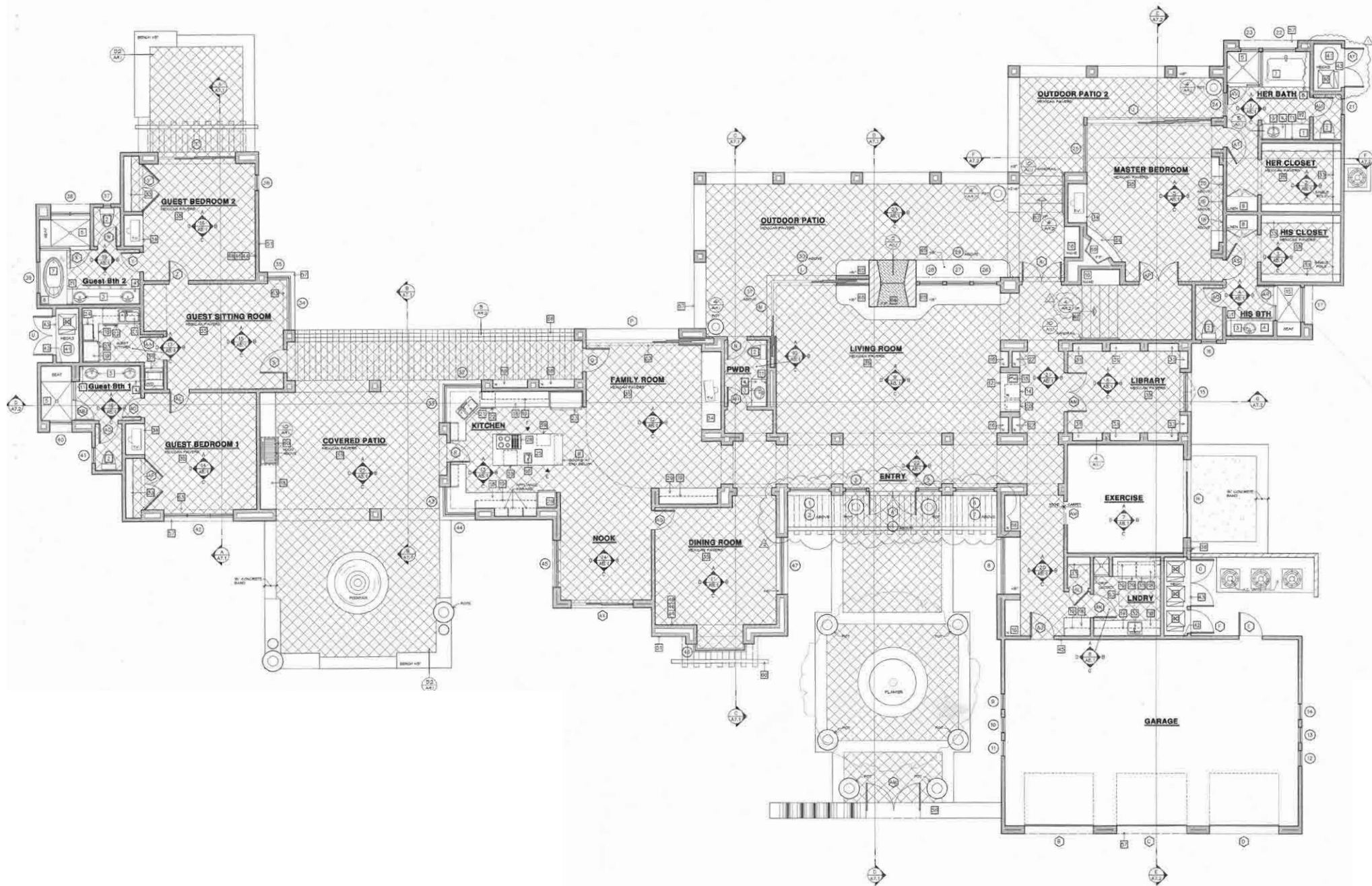
SITE DETAILS:

- **Location:** 82501 Avenue 65, Vista Santa Rosa
- **APNs:** 753-140-022, 027, 028, 029, 079, 088
- **Lot Size:** 246.52 acres
- **Zoning:** [Click here to view W-2 \(Controlled Development\); A-1-10 \(Light Agriculture, 10 ac min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Home Size:** Main Home: Approx. 4,133 SF - 1 bed/ 2.5 bath
Guest Home: Approx. 1,174 SF - 2 bed/2 bath
Guest Home: Approx. 1,685 SF - 3 bed/2 bath
- **Additional Improvements:** Approx. 5,000 SF metal shop bldg.
- **Year Built:** 2004
- **Utilities:** Water: Well
Sewer: Septic
Canal Water: Yes; Meter #s 83376, 2014, 1961, 2017
Reservoirs: Two
- **Tile Drain Lines:** Partial; TD-578 & TD-588



FLOOR PLAN

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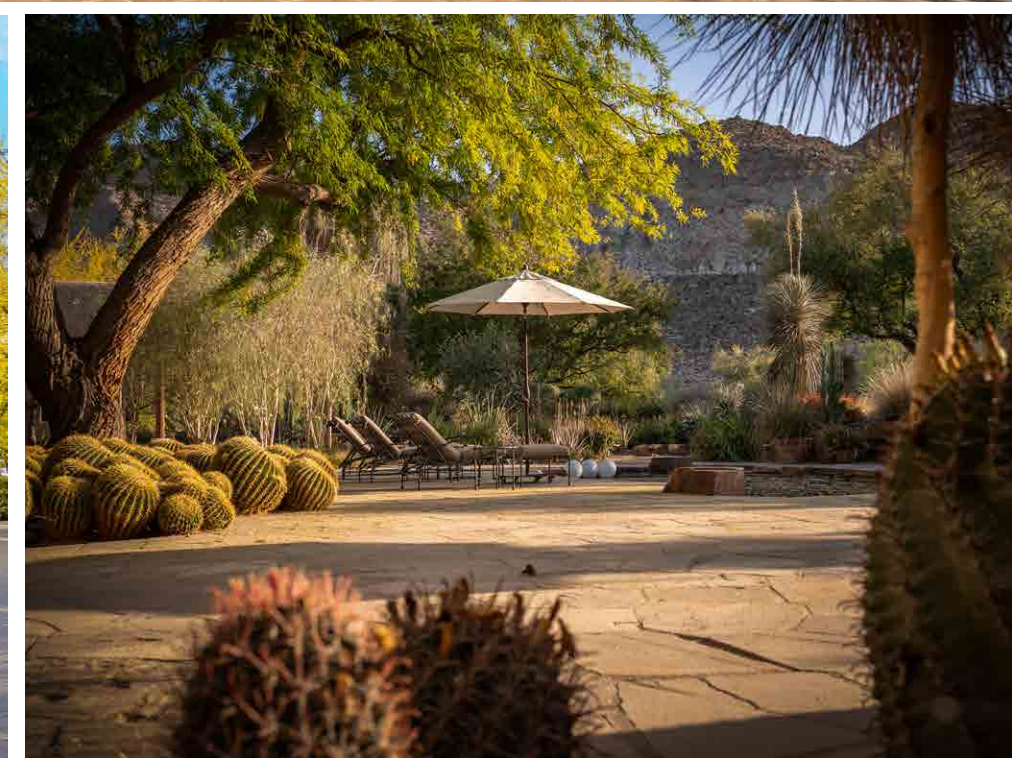
VICINITY MAP

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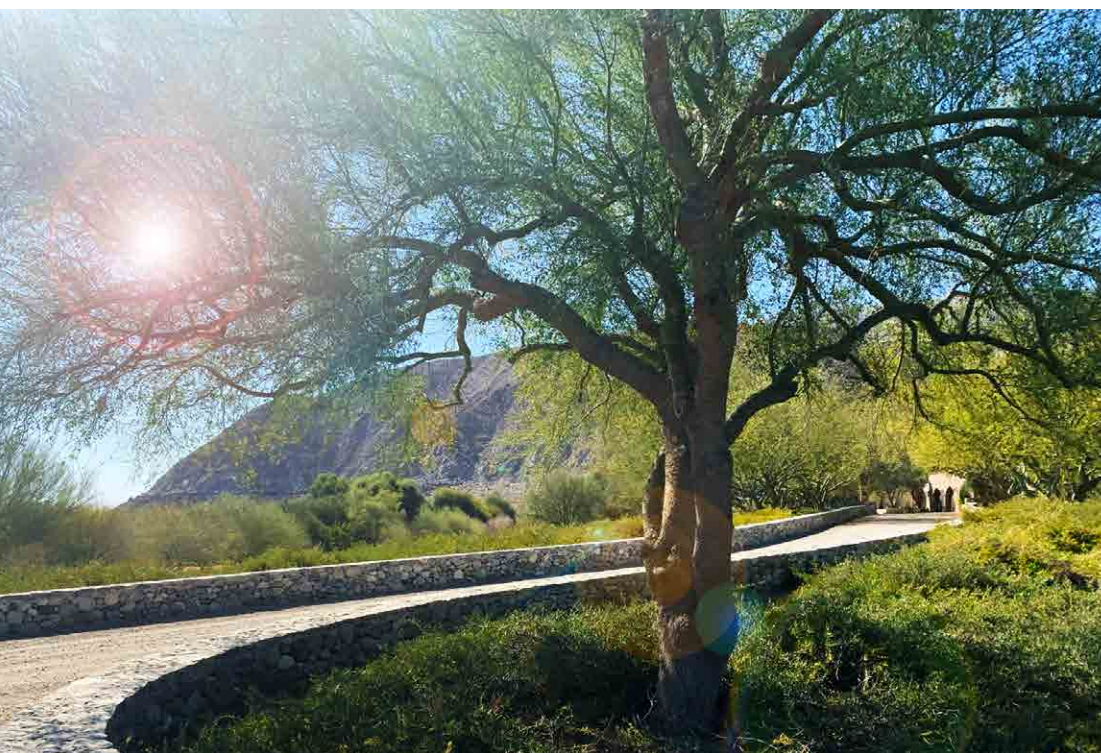
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LOCATION OVERVIEW

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.



LOCATION OVERVIEW

Situated just beyond the city limits of La Quinta, this property is located in the unincorporated community of Vista Santa Rosa—an area celebrated for its sweeping mountain views and serene, private atmosphere. Often described as a hidden gem, Vista Santa Rosa offers the perfect balance of rustic charm and modern convenience, ideal for those seeking a tranquil, rural lifestyle without sacrificing access to nearby amenities.

Just minutes away, you'll find culturally rich landmarks like the Ancient Lake Cahuilla Fish Traps and centuries-old petroglyphs. Nestled against the eastern foothills of the Santa Rosa Mountains, the area boasts an abundance of scenic hiking trails and outdoor adventures, making this the perfect place to relax, recharge, and reconnect with the natural world.

VISTA SANTA ROSA / LA QUINTA



CONTACTS & DISCLOSURE

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