

33450 CATHEDRAL CANYON RD, CATHEDRAL CITY

NEW CONSTRUCTION 4 BEDROOM 2.5 BATHROOM HOME

**SELLER WILL
CARRY WITH
\$100,000
DOWN!**



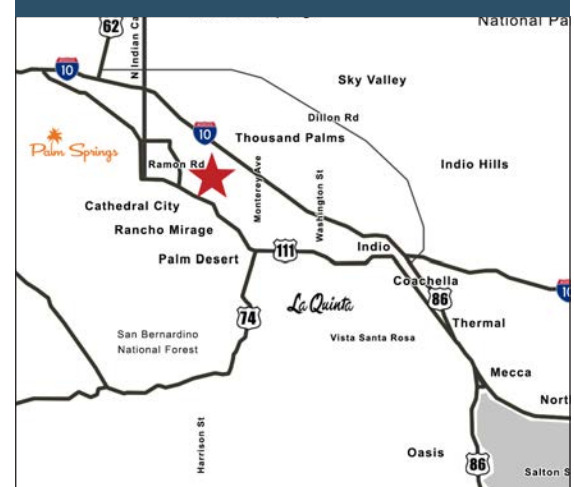
33450 CATHEDRAL CANYON RD, CATHEDRAL CITY, CA

FEATURES

- Stunning new construction home offering 4 bedrooms, 2.5 bathrooms, and top of the line finishes throughout
- The 1740 SF thoughtfully designed layout includes generously sized bedrooms, with a large master suite offering a spa like bathroom, walk in closet, and a sliding door that leads to a covered 250 SF patio
- Beautifully designed, low maintenance rock landscaping with bougainvilleas and lemon trees with a sprinkler system already in place
- Striking covered porch entrance framed by elegant columns creating a grand and inviting first impression
- Owned solar adds exceptional energy efficiency and long term savings on electric
- In an area of Cathedral City with very limited inventory so this is a one of a kind opportunity
- Fire sprinklers throughout the home, which can provide savings on insurance premiums

PRICE: \$579,000

COACHELLA VALLEY



VICINITY MAP

**DESERT PACIFIC
PROPERTIES**

4/22/26 JC



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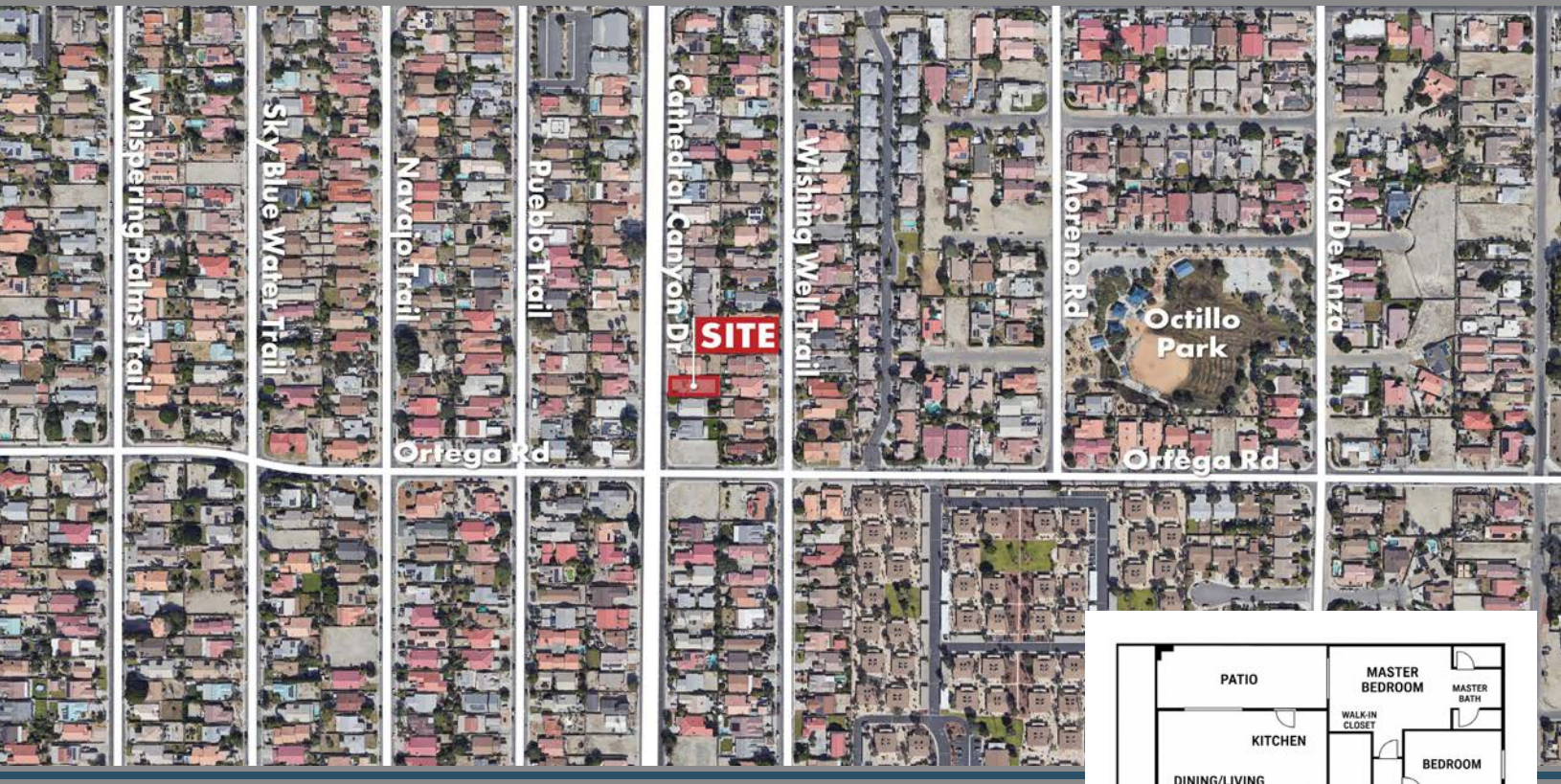
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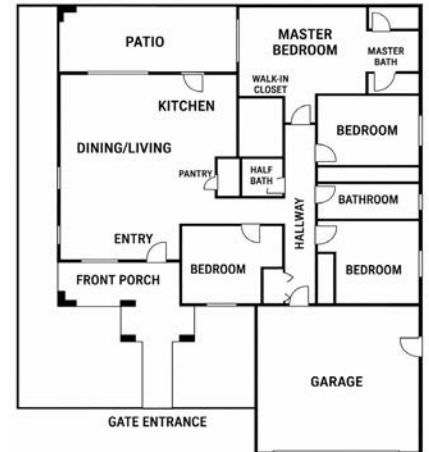
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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** 33450 Cathedral Canyon Rd, Cathedral City, CA
- **APN:** 680-382-058
- **Parcel Size (According to County Assessor's Information):** 0.17 AC (7405 SF)
- **Zoning:** R1 (Residential)
- **General Plan:** RL (Low Density Residential)



FLOOR PLAN



LIVING ROOM



BATHROOM



MASTER BEDROOM

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.