



**\$549,000**

## **44018 ROYAL TROON DR, INDIO, CA 92201, USA**

<https://scottnewtonrealestate.com>

This popular Merion model offers a blend of comfort and functionality, featuring 2 bedrooms, 2 baths, and a versatile den, ideal for hobbies or a home office. Designed with high ceilings and ceiling fans, the great room includes an electric insert fireplace. The home has undergone extensive remodeling to enhance both style and practicality. The [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1707 sq ft



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 1707 sq ft
<b>Lot size:</b> 5663 sq ft	<b>Year built:</b> 2000
<b>Subdivision Name:</b> Heritage Palms Country Club	<b>Bathrooms Full:</b> 1
<b>Lot Size Acres:</b> 0.13 acres	<b>County:</b> Riverside

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# Building Details

<b>Cooling features:</b> Central Air	<b>Building Area Total:</b> 1707 sq ft
<b>Garage spaces:</b> 2	<b>Sewer:</b> In, Connected and Paid
<b>Heating:</b> Central, Natural Gas	<b>StoriesTotal:</b> 1
<b>Roof:</b> Tile	<b>Levels:</b> One

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# Amenities & Features



**Laundry Features:** In Garage

**Flooring:** Laminate

**Association Amenities:** Banquet Facilities, Clubhouse, Fitness Center, Golf Course, Maintenance Grounds, Other Courts, Management, Pet Rules, Sport Court, Tennis Court(s)

**Parking Features:** Driveway, On Street

**WaterSource:** Water District

**Interior Features:** Quartz Counters

**Spa Features:** Community, Heated, In Ground

**Fireplaces Total:** 1

**Community Features:** Golf Course Within Development, Pickle Ball Courts

**Pool Features:** Community, Exercise, Fenced, Heated, In Ground, Safety Gate

**Utilities:** Cable TV

**Fencing:** Fenced, Masonry

**Fireplace Features:** Gas, Glass Doors

**Appliances:** Dishwasher, Disposal, Gas Range, Ice Maker, Microwave Oven, Refrigerator

**Lot Features:** Landscaped

**Patio And Porch Features:** Concrete Slab, Covered

**Senior Community:** 1

## Fees & Taxes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Clubhouse, Security

## Miscellaneous

**CrossStreet:** Heritage Palm Drive

**Listing Terms:** Cash, Cash to New Loan, Conventional, FHA, VA Loan

**Special Listing Conditions:** Standard

## Courtesy of

**List Office Name:** Bennion Deville Homes

