



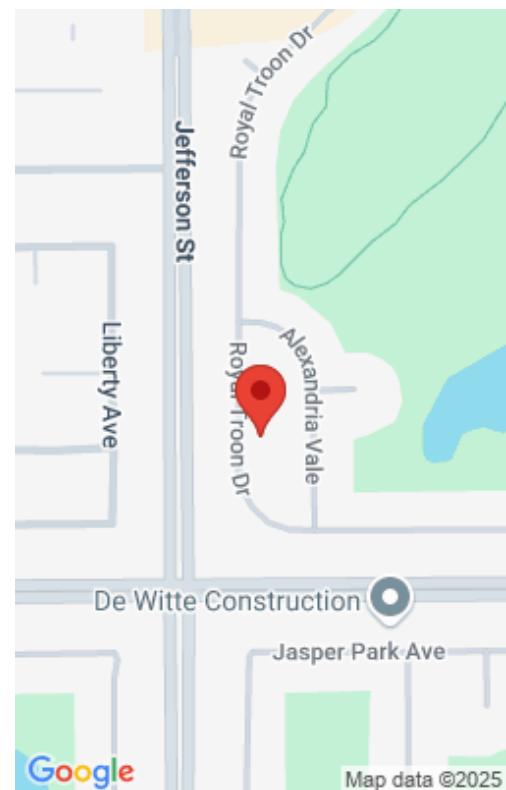
**\$444,000**

## **44110 ROYAL TROON DR, INDIO, CA 92201, USA**

<https://scottnewtonrealestate.com>

Nestled within the esteemed Heritage Palms Country Club, 44110 Royal Troon Drive in Indio, California, offers a harmonious blend of comfort and elegance. This meticulously maintained residence features 2 bedrooms and 2 full bathrooms across 1,885 square feet of living space. The open-concept design is enhanced by high ceilings, tile flooring, and plantation shutters throughout, [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1885 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 5227 sq ft  
**Subdivision Name:** Heritage Palms Country Club  
**Lot Size Acres:** 0 acres

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Area:** 1885 sq ft  
**Year built:** 2002  
**Bathrooms Full:** 2  
**County:** Riverside

# Building Details

**Cooling features:** Air Conditioning, Ceiling Fan(s), Central Air  
**Garage spaces:** 2  
**Architectural Style:** Traditional  
**Heating:** Forced Air, Natural Gas  
**Roof:** Tile  
**Levels:** One

**Building Area Total:** 1885 sq ft  
**Construction Materials:** Stucco  
**Sewer:** In, Connected and Paid  
**StoriesTotal:** 1  
**Foundation Details:** Slab

# Amenities & Features

**Laundry Features:** Gas Dryer Hookup, Individual Room  
**Flooring:** Carpet, Tile  
**Association Amenities:** Bocce Ball Court, Controlled Access, Fitness Center, Management, Pet Rules, Tennis Court(s)  
**Parking Features:** Driveway, Garage Door Opener  
**Appliances:** Dishwasher, Gas Range, Microwave Oven, Refrigerator  
**Lot Features:** Back Yard, Front Yard, Landscaped, Private  
**Patio And Porch Features:** Covered  
**Community Features:** Golf Course Within Development, Pickle Ball Courts

**Electric:** 220 Volts in Laundry  
**Utilities:** Cable TV  
**Fencing:** Block

**WaterSource:** In Street  
**Interior Features:** Walk In Closet, Granite Counters, Open Floorplan  
**Window Features:** Shutters  
**Senior Community:** 1





## Fees & Taxes

**Association Fee Frequency:** Monthly      **Association Fee Includes:** Building & Grounds



## Miscellaneous

**CrossStreet:** Fred Waring, Heritage Palms      **Listing Terms:** Cash, Cash to New Loan  
**Special Listing Conditions:** Standard



## Courtesy of

**List Office Name:** California Lifestyle Realty

