



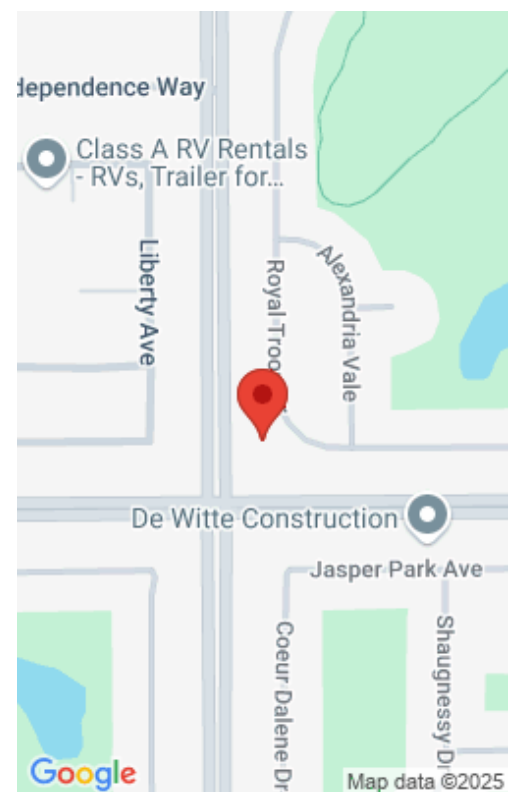
**\$489,000**

## **44125 ROYAL TROON, INDIO, CA, US, 92201**

<https://scottnewtonrealestate.com>

Welcome to this beautifully maintained home in the highly sought-after Heritage Palms Country Club. Situated on an oversized 10,890 sq. ft. lot, this 1,827 sq. ft. residence offers 2 bedrooms, a den, and 2 bathrooms—perfect for comfortable desert living. Step inside to a spacious open living area featuring a formal dining room and great room—ideal [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1827 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 10890 sq ft  
**Subdivision Name:** Heritage Palms Country Club  
**Lot Size Acres:** 0 acres

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Area:** 1827 sq ft  
**Year built:** 2001  
**Bathrooms Full:** 2  
**County:** Riverside

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# Building Details

**Cooling features:** Ceiling Fan(s), Central Air  
**Garage spaces:** 2  
**Sewer:** In, Connected and Paid  
**StoriesTotal:** 1  
**Levels:** Ground

**Building Area Total:** 1827 sq ft  
**Construction Materials:** Stucco  
**Heating:** Central  
**Foundation Details:** Slab

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# Amenities & Features



<b>Laundry Features:</b> Individual Room	<b>Flooring:</b> Carpet, Tile, Wood
<b>Utilities:</b> Cable TV	<b>Association Amenities:</b> Banquet Facilities, Billiard Room, Bocce Ball Court, Card Room, Clubhouse, Controlled Access, Fitness Center, Golf Course, Guest Parking, Lake or Pond, Maintenance Grounds, Meeting Room, Other Courts, Management, Pet Rules, Tennis Court(s)
<b>Fencing:</b> Block, Fenced	<b>Parking Features:</b> Direct Entrance, Driveway, Garage Door Opener
<b>WaterSource:</b> Water District	<b>Appliances:</b> Dishwasher, Disposal, Dryer, Electric Oven, Exhaust Fan, Gas Cooktop, Microwave Oven, Refrigerator, Washer
<b>Interior Features:</b> Open Floorplan, Recessed Lighting	<b>Lot Features:</b> Back Yard, Front Yard, Landscaped, Private, Close to Clubhouse
<b>Window Features:</b> Blinds, Custom Window Covering	<b>Patio And Porch Features:</b> Covered, Misters
<b>Senior Community:</b> 1	<b>Community Features:</b> Golf Course Within Development, Pickle Ball Courts

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## Fees & Taxes

<b>Association Fee Frequency:</b> Monthly	<b>Association Fee Includes:</b> Building & Grounds, Cable TV, Clubhouse
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## Miscellaneous

<b>CrossStreet:</b> Royal Troon Drive and Royal Birkdale Drive	<b>Listing Terms:</b> Cash, Cash to New Loan, Conventional
<b>Special Listing Conditions:</b> Standard	

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## Courtesy of

**List Office Name:** Berkshire Hathaway HomeServices California Properties

