



**\$799,000**

## **45 LINCOLN PL, RANCHO MIRAGE, CA 92270, USA**

<https://scottnewtonrealestate.com>

Motivated Seller – Gated Community – Rarely Used Pool & Tennis – Low HOA! Located in the gated community of Presidential Estates in Rancho Mirage, this spacious 3BD/2.5BA home offers 2,530 sq ft of comfortable living with low HOA fees and access to exclusive amenities, including a rarely used community pool and tennis courts—resort-style living [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2530 sq ft



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# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 10019 sq ft

**Subdivision Name:** Presidential Estates

**County:** Riverside

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2530 sq ft

**Year built:** 1979

**Lot Size Acres:** 0 acres

**Land Type:** Fee

# Building Details

**Cooling features:** Central Air

**Garage spaces:** 2.5

**Sewer:** In Street Paid

**StoriesTotal:** 1

**Building Area Total:** 2530 sq ft

**Construction Materials:** Stucco

**Heating:** Central

**Levels:** One

# Amenities & Features

**Pool Features:** Above Ground, Community

**Association Amenities:** Tennis Courts

**Fireplace Features:** Gas, Living Room, Patio

**Lot Features:** Private

**Patio And Porch Features:** Misters

**Flooring:** Mixed

**Parking Features:** Golf Cart Garage, Other, Total Uncovered/Assigned Spaces

**Interior Features:** Granite Counters

**Spa Features:** Community, In Ground

**Fireplaces Total:** 2

# Fees & Taxes

**Association Fee Frequency:** Monthly

**Association Fees:** \$280



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# Miscellaneous

**CrossStreet:** Lincoln & Gerold Ford  
**Listing Terms:** Cash, Cash to New Loan

**Attribution Contact:** 760-646-8886  
**Special Listing Conditions:** Standard

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# Courtesy of

**List Office Name:** Desert Lifestyle Properties

