



**\$749,000**

## **71546 TANGIER, RANCHO MIRAGE, CA, US, 92270**

<https://scottnewtonrealestate.com>

Perched high in Magnesia Falls Cove, this original-owner home captures the essence of vintage Rancho Mirage living. Built in 1979 and offered for the first time, it's a rare opportunity to own a well-maintained and virtually untouched classic in one of the community's most sought-after locations. The three bedroom, 2 bath ranch-style layout offers timeless [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1704 sq ft

### **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 9583 sq ft

**Subdivision Name:** Magnesia Falls Cove

**County:** Riverside

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1704 sq ft

**Year built:** 1978

**Lot Size Acres:** 0.22 acres

**Land Type:** Fee



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## Building Details

**Cooling features:** Air Conditioning, Central Air  
**Garage spaces:** 2  
**Architectural Style:** Ranch  
**Heating:** Central, Fireplace(s), Natural Gas  
**Roof:** Shingle  
**Levels:** One

**Building Area Total:** 1704 sq ft  
**Construction Materials:** Stucco  
**Sewer:** In, Connected and Paid  
**StoriesTotal:** 1  
**Foundation Details:** Slab

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## Amenities & Features

**Laundry Features:** In Closet, In Garage  
**Flooring:** Tile

**Fencing:** Block  
**Fireplace Features:** Gas & Wood, Living Room

**Appliances:** Electric Cooktop, Electric Oven, Freezer, Ice Maker, Refrigerator, Water Line to Refrigerator

**Lot Features:** Back Yard, Front Yard, Level, Rectangular Lot

**Spa Features:** Heated, Private, In Ground  
**Exterior Features:** Solar System Owned

**Pool Features:** Heated, In Ground, Private  
**Utilities:** Cable TV, Water Connected, Sewer Connected, Natural Gas Connected, Electricity Connected

**Parking Features:** Driveway  
**WaterSource:** Water District

**Interior Features:** Master Suite, Popcorn Ceilings, Storage

**Window Features:** Drapes  
**Patio And Porch Features:** Concrete Slab  
**Fireplaces Total:** 1

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## School Information

**High School District:** Palm Springs Unified

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## Miscellaneous



**Road Surface Type:** Paved

**CrossStreet:** Dunes View and Mirage Rd.

**Listing Terms:** 1031 Exchange, Cash to New Loan,  
Contract, Conventional

**Special Listing Conditions:** Standard

Courtesy of

List Office Name: HomeSmart

