



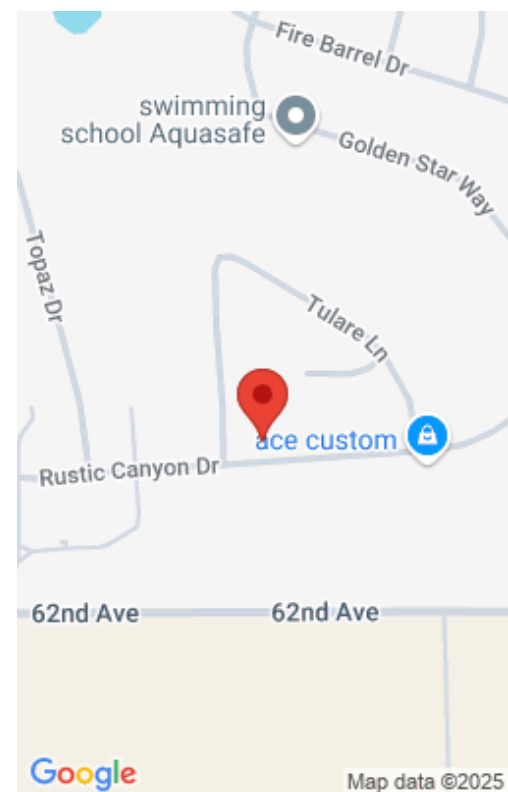
**\$475,000**

## **81772 RUSTIC CANYON DR, LA QUINTA, CA 92253, USA**

<https://scottnewtonrealestate.com>

Experience the ultimate in resort-style living at Trilogy La Quinta, a premier 55+ community designed for relaxation and connection. This charming Maurea plan spans 1,386 sq. ft., offering 2 bedrooms and 2 bathrooms with an inviting open-concept design. The great room features elegant tile flooring, a built-in TV/media niche, and abundant natural light streaming in [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1386 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> 1386 sq ft
<b>Lot size:</b> 6534 sq ft	<b>Year built:</b> 2007
<b>Subdivision Name:</b> Trilogy	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0 acres	<b>County:</b> Riverside

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# Building Details

<b>Cooling features:</b> Air Conditioning, Central Air	<b>Building Area Total:</b> 1386 sq ft
<b>Garage spaces:</b> 2	<b>Construction Materials:</b> Stucco
<b>Sewer:</b> In, Connected and Paid	<b>Heating:</b> Central, Natural Gas
<b>StoriesTotal:</b> 1	<b>Roof:</b> Tile
<b>Foundation Details:</b> Slab	<b>Levels:</b> One

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# Amenities & Features



**Laundry Features:** Individual Room

**Flooring:** Carpet, Tile

**Association Amenities:** Banquet Facilities, Barbecue, Billiard Room, Bocce Ball Court, Card Room, Clubhouse, Elevator(s), Fitness Center, Golf Course, Lake or Pond, Management, Sport Court, Tennis Court(s)

**Parking Features:** Direct Entrance, Garage Door Opener, Side By Side

**Appliances:** Dishwasher, Disposal, Exhaust Fan, Gas Oven, Microwave Oven, Water Line to Refrigerator

**Lot Features:** Back Yard, Front Yard, Landscaped

**Senior Community:** 1

**Electric:** 220 Volts in Laundry

**Utilities:** Cable Available

**Fencing:** Block

**WaterSource:** Water District

**Interior Features:** Master Retreat, Walk In Closet, Granite Counters, Open Floorplan, Recessed Lighting

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

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

## Fees & Taxes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Building & Grounds, Cable TV, Clubhouse, Concierge, Security

## Miscellaneous

**CrossStreet:** Madison / Avenue 60

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

**Special Listing Conditions:** Standard

## Courtesy of

**List Office Name:** Bennion Deville Homes

