

Hamptons

INTERNATIONAL



85 Appian Way, Palm Desert, CA 92211

4 🏠 3 🚗

£920,000
(\$1,225,000)

Property details



Key features

- **Fireplace Count: 1 Fireplace**
- **Garage Count: 2 Car Garage**
- **Heating - Fuel Type: Gas**
- **Pool Description: Pool**
- **Sewer: Public**
- **Views: Mountain**
- **Special Program: Global Luxury**

Attributes

- ff **Swimming pool**
- 🗨 **Refurbished**

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Description

Have you ever wondered where the best kept secret in affordable luxury living exists in the desert? Ask no more, the secret is finally out. The opportunity to capitalize on this rare find will not last long! Welcome to 85 Appian Way, a beautiful 4 bedroom, 2.5 bath re-imagined desert retreat located in the very quiet community of TierraVista where thoughtful upgrades and stylish design come together to create the ultimate Palm Desert lifestyle. From the moment you arrive, the custom front entry door and freshly painted exterior set the tone for what awaits inside. Step into a stunning fully renovated living space highlighted by new windows and doors that flood the home with natural light. The redesigned living room offers a fresh modern feel combined with a touch of comfort, convenience, and luxury. The chef's kitchen is equally impressive featuring stainless steel appliances, custom built coffee bar, a center island with a working sink, and a seamless flow for both daily living and entertaining. The home's layout is ideal for privacy and comfort, with the primary suite tucked away in its own private wing, complete with a cozy built-in fireplace, while the guest bedrooms and bathrooms are thoughtfully positioned on the opposite side of the house. Moving to the outside, the home truly shines. The South facing backyard captures breathtaking mountain views with a design that has been created for both relaxation and entertaining. Enjoy a newly resurfaced PebbleTec saltwater pool with a Wifi enabled controller, surrounded by low maintenance professionally designed landscaping. The extended patio overhang with built-in heaters and misting system allows for the perfect setting for year-round gatherings complimented by a custom outdoor pool side BBQ island complete with ample seating for at least four or more. The lush ficus tree lined perimeter walls provide exceptional privacy and a serene atmosphere. Additional upgrades include a new washer and dryer, built-in wine refrigerator, and numerous modern enhancements throughout. BUT WAIT,, there's more! This home also comes with leased SOLAR at a cost of only \$340.00 a month fixed for the life of the lease. Say goodbye to expensive energy bills as this system covers all of the electricity needs of the home. This property is more than just a home. It's a private desert oasis designed for comfort, style, and making unforgettable memories. Call me today and see for yourself how affordable luxury living can truly be































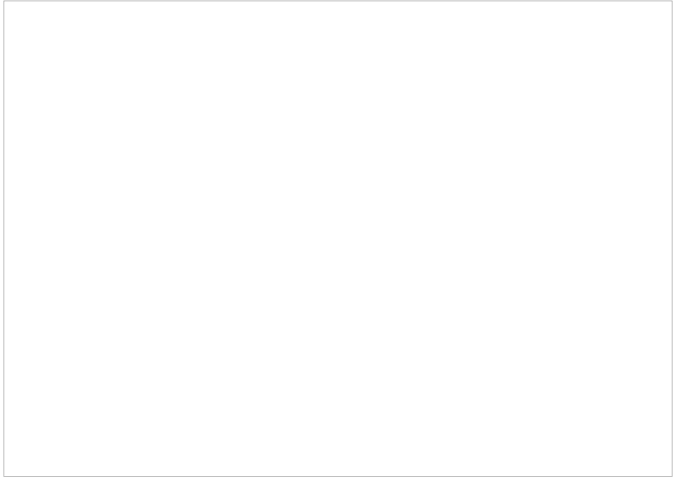
















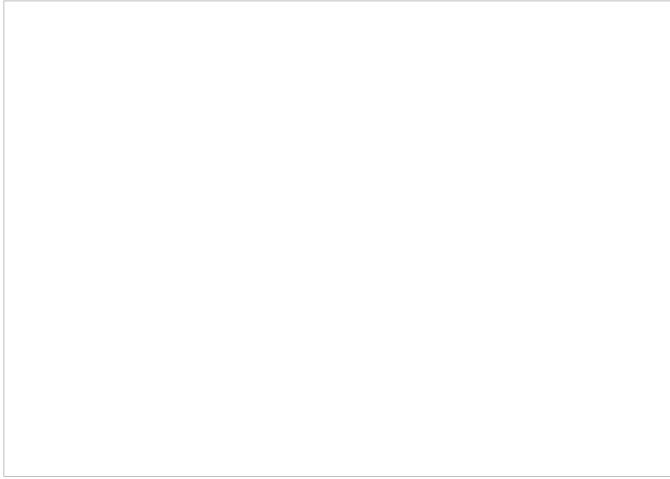


















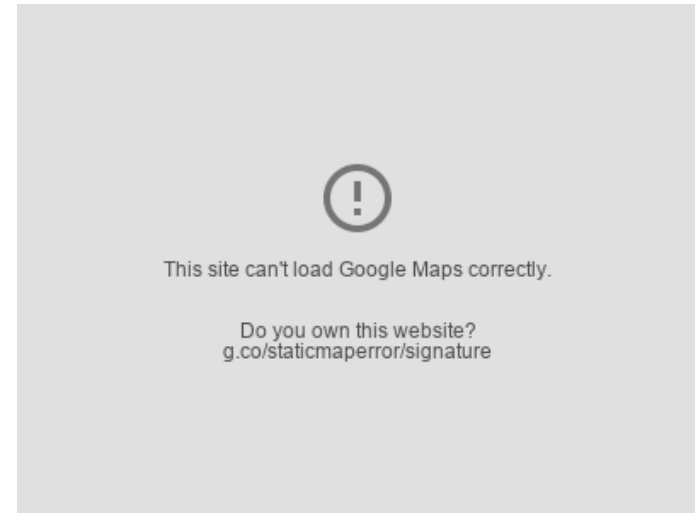
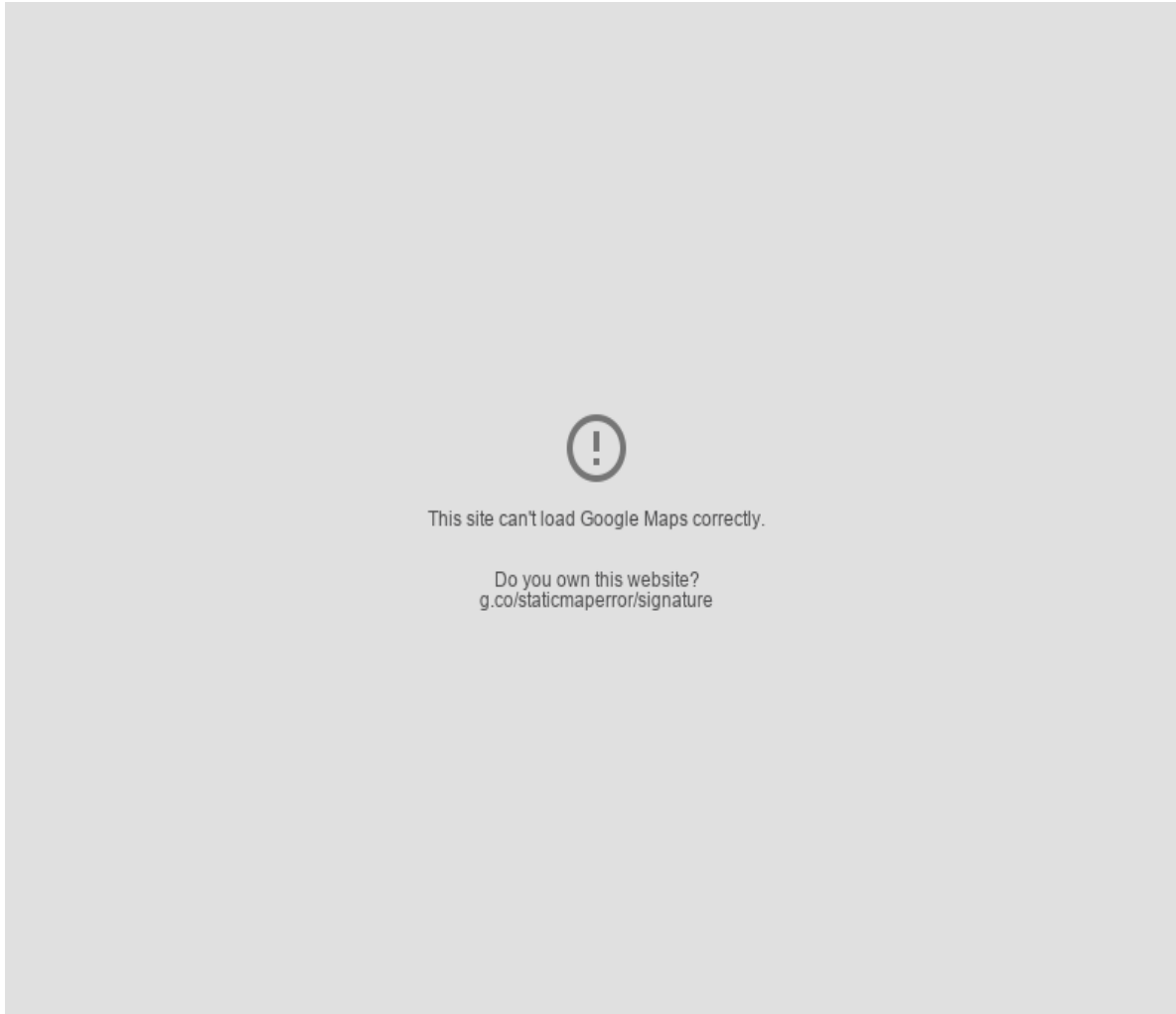








Location



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