

You Found Your Happy Place!



3 BED | 2.5 BATH | 2,748 SQFT



1869 Savanna Way
Palm Springs, CA 92262

PRICE IMPROVEMENT
\$820,000

The high-quality upgrades are extensive in this beautifully reimagined Four Seasons home. Kitchens, bathrooms, flooring, lighting, doors and windows have all been updated. A modern custom pool was added, as was a solid patio cover and misting system for maximum comfort while enjoying the private backyard with endless mountain views. See the complete list of upgrades on the back of this flyer.

Call/text Bob to schedule your showing: (760) 523-3325

More pics and info: www.YourHomeInTheDesert.com



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Upgrades List

The Sellers have stylishly renovated this Four Seasons home with many high-quality upgrades, not just to improve the home's beauty, but also to provide energy efficiency, increase comfort and minimize maintenance.

UPGRADES AND ADDITIONS BY THE CURRENT HOMEOWNERS

- Large 24x24 tile imported from Italy throughout from front porch to back patio
- Newer dual HVAC system
- Added tall custom baseboards throughout
- Professionally wired home theatre with 85-inch smart TV
- Soundproof insulation added to wall between primary and great room
- Updated electrical and plumbing throughout
- Walk-in closet added to former den, now third bedroom
- All new double-pane windows and doors installed
- Anderson sliding glass doors installed in great room
- Custom, modern leaded glass front door installed
- Solatube skylights added throughout with smart UV blocking system
- Added insulation, including in garage
- New LED can lighting throughout
- Ceiling fans added throughout home
- New exhaust fans throughout
- Motorized window shades installed
- New sprinkler system
- Birdproofed the fascia
- Painted inside and out

Kitchen

- Completely remodeled with new tile
- Upgraded hood with lighting and smart features
- New appliances (refrigerator w/ ice maker, added a professional gas stove/oven, dishwasher)
- New Quartz countertops
- Double waterfall island
- Bar seating area
- Dry bar with extra thick glass shelves featuring original paintings with mid-century modern flair

Primary En Suite Bathroom

- Added a soaker tub
- New tile
- New glass shower enclosure
- New rain shower and wand fixtures
- New smart toilet/bidet

Second En Suite Bathroom

- New tile
- New vanity and countertops
- New glass shower enclosure
- New rain shower and wand fixtures
- New smart toilet/bidet

Garage

- New garage door system
- Added insulation
- Added lighting
- Instant tankless water heater installed
- Added a water softener system
- Installed solar whole house fans that remove attic heat automatically

Laundry Room

- Plumbed for fridge and laundry sink
- New 2nd refrigerator w/ ice maker
- New stacked washer and dryer
- Added laundry sink

Back Yard

- Added a modern saltwater pool featuring bubblers, tanning shelf, spa, two waterfalls, smart LED lighting with special effects features
- New Alumawood type patio cover with 3 smart controlled ceiling fans
- Koolfog misting system attached to patio cover
- Drain system installed between pool and patio

SALES COMPARABLES IN FOUR SEASONS

1869 Savanna Way is offered at **\$298.40 per square foot**. Recent home sales in Four Seasons with a higher Sold Price per square foot.

Address	List Date	List Price	List \$ / Sq Ft	Beds / Baths	Sold Date	Days on Market	Sold Price	Sold \$ / Sq Ft
 445 E San Rafael DR	2023-03-28	\$649,900	\$391	3 / 2.00	2023-05-09	1	\$735,000	\$391
 1949 Savanna Way	2024-05-22	\$825,000	\$361	3 / 2.00	2024-08-15	70	\$800,000	\$350
 1949 Savanna Way	2023-02-08	\$719,000	\$314	3 / 2.00	2023-04-14	40	\$710,000	\$310
 1768 Sand Canyon Way	2024-02-01	\$899,000	\$327	3 / 2.00	2024-04-17	76	\$850,000	\$309