



344 N SUNSET WAY

PALM SPRINGS, CA 92262

\$1,199,000

150 Years

JOHN D WOOD & CO.

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PALM SPRINGS, CA 92262

First time on the market in over 20 years and an exceptional Sunrise Park offering! Ideally located less than five minutes from vibrant downtown Palm Springs. This charming, private and spacious 4-bedroom residence sits on an expansive 14,000+ sq ft lot and offers over 2,500 square feet of refined desert living. Designed for both elevated everyday living and effortless entertaining, the home showcases sweeping mountain views from the resort-style backyard. Enjoy a sparkling oversized saltwater pool, shaded pergola, and above-ground spa creating the ultimate Palm Springs retreat.

Sewer: Public,

Pool Description: Pool

\$1,199,000



Lush landscaping in both front and backyard, ample fruit trees, and multiple outdoor storage sheds further enhance the indoor-outdoor lifestyle this property offers. Inside, the home features updated bathrooms, a newly redone walk-in closet inside primary bedroom, a stylish dry bar, and a tiled living room centered around a cozy fireplace. The upgraded kitchen includes newer appliances, new countertops, and a seamless flow into the main living spaces ideal for hosting. Recent mechanical improvements include a brand-new 5-ton A/C, a 2.5-ton heat pump, new ceiling fans, new washer/dryer, new carpet, new flooring/tile, and pavement painted and resurfaced outside. A total of two A/C units, two furnaces, and two water heaters, offering comfort, efficiency, and peace of mind. Additional highlights include a gated, covered carport for two cars, exceptional privacy, and fee simple land with no HOA, a highly sought-after combination in Palm Springs. This is an excellent opportunity to own a timeless home in one of the city's most desirable neighborhoods. Perfect as a full-time residence, second home, or luxury desert escape.



