



221 N FARRELL DR

PALM SPRINGS, CA 92262

\$1,350,000

150 Years

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Mid-century modern Alexander home designed by Palmer & Krisel, located in Sunrise Park with stunning mountain views. Built in 1958, this iconic architectural style is known for its clean lines, vaulted tongue-and-groove ceilings, exposed beams, and signature brick fireplace. Privately gated with an automatic driveway gate and centrally located near downtown Palm Springs, the home offers flexibility as a full-time residence, second home, or investment property. The 3-bedroom, 2-bath layout features an expanded family room and dining area, creating generous living space filled with natural light.

**Pool Description: Pool,
Cooling: Central A/C,
Special Program: Global Luxury**

\$1,350,000



The remodeled kitchen connects directly to the main living areas, and sliding glass doors open to a west-facing patio and large pool with west facing mountain views. A heated spa, fire pit, and professionally landscaped front and rear yards create a true desert retreat. The primary suite has direct pool access, ample closet space, and a large walk-in closet. Both bathrooms have been updated. Major system upgrades within the past 1 to 3 years include a new air conditioning and heating system, pool pump, roof and solar panels, and a Level 2 EV charging station. A two-car garage provides extensive storage. The property has a successful 5-star VRBO history and strong short-term rental performance. While the City of Palm Springs enforces a neighborhood short-term rental cap, Sunrise Park has historically remained below that threshold. Buyers are advised to independently verify current permit availability with the City. Brand new furnishings are negotiable, with select exclusions. Due to frequent rentals, showings are by appointment only and limited to February 23 through February 28 (Saturday the 28th only available until 2pm).



