

REAL ESTATE

With our ideal position within the Coachella Valley, we have a superior location. We are equally close to downtown Palm Desert and La Quinta and convenient to Rancho Mirage and Palm Springs. Importantly, we are close to Interstate 10 and the airport. Our location offers beautiful vistas.

Indian Ridge Country Club offers a wide variety of homes for purchase, from smaller condos to large freestanding homes. Current prices range from about \$450,000 to \$2,500,000. Potential buyers have the opportunity to purchase in the community at a variety of investment levels while still being able to experience a first-class country club membership experience. Every home is on the golf course and enjoys a fabulous view.

Indian Ridge is an established community of 1,068 homes. That means no surprises and no construction. Unlike many other clubs, Indian Ridge maintains two full 18-hole golf courses. Since the Members took over management of Indian Ridge from the developer in 2005, we have a proven history of financial stability.

Our main competition includes other upscale country clubs in the Valley with 36 holes of golf, such as Rancho La Quinta, The Citrus Club, PGA West and Andalusia. We do not consider Palm Valley, the Lakes, Sun City, Desert Horizons and other similar clubs to be our competitors. Purchasing a home in a country club community is a lifestyle decision. The decision is much more than the simple purchase of a home. It is important to select the community that best reflects the buyer's lifestyle, economics and the level and class of services desired.

Memberships Registered to Indian Ridge Homes

Effective October 1, 2015, Indian Ridge Country Club registered all active Indian Ridge Memberships to the Indian Ridge address(es) owned by that Member. After October 1, 2015, only Indian Ridge homes with an Indian Ridge Country Club Membership registered to an address are eligible for the new buyer of that address to become an Equity 'Club' category Member within 30 days of the close of escrow. Those addresses not registered with a Membership will only be eligible for the non-member owner or new buyer to apply for Equity Golf Membership.

The Club Membership option is no longer available to current nonmember owners or to new buyers of an unregistered home.

It will be important to have Membership Director Pat Macdonell involved at the appropriate time in the sale or rental process so the seller, buyer, lessor and/or tenant are aware of their options and guidelines regarding the availability of Indian Ridge Country Club Memberships and their membership opportunities. Pat can be reached by phone at (760) 772-7281 or via email at pat@indianridgecc.com.

On-Site Sales

For those not currently working with a Real Estate agent, **Indian Ridge On-Site Sales** expertly represents both buyers and sellers in Indian Ridge. On-Site Sales professionals are available seven days a week from 9am to 5pm daily. The office is located inside the Administration Office of the main clubhouse at Indian Ridge Country Club. For more information or to speak with a real estate specialist, call **(760) 772-7274**.