

# MADISON CLUB

## .81 acre Custom Estate Lot



*East Ross Avenue, The Madison Club ▶ La Quinta, CA*

### FEATURES:

- ▶ Custom home estate site located in the exclusive Madison Club
- ▶ Private lot with lake frontage
- ▶ Over looks 9th fairway of the Tom Fazio Golf Course
- ▶ Spectacular Santa Rosa Mountain views
- ▶ State of the art clubhouse with limited private membership
- ▶ **Asking Price: \$ 1,295,000**



*Site Plan on Reverse*

*Vicinity Map*

151993  
revised 02/23/15at

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# The Madison Club

(.81 acre Ross Avenue)



## Site Amenities

- ▶ **Location:** The property is located inside The Madison Club. Lot 54-A on Ross Lane in the City of La Quinta.
- ▶ **Zoning:** RL - Low Density Residential
- ▶ **APN:** 767-680-016
- ▶ **Parcel Size:** .81 acre
- ▶ **Thomas Guide:** 5530 D2
- ▶ **Utilities:** All utilities to site
- ▶ **HOA:** \$1,260, which includes lot pad maintenance
- ▶ **Highest & Best Use:** Custom home
- ▶ **Comments:** The Madison Club is set in a 500 acre parkland golf course setting with magnificent mountain views, a state of the art clubhouse, and private equity membership, by invitation only limited to 225 members.



Sec. 10 T. 6S., R. 7E. 767-68  
**ASSESSORS PARCEL MAP**