



76476 Via Chianti, Indian Wells, CA 92210

Welcome to 76476 Via Chianti, your luxurious haven nestled within the exclusive Toscana Country Club. This stunning 4053 sqft home offers the epitome of elegance and comfort. As you enter through the private courtyard, prepare to be captivated by the beauty that awaits. Featuring a studio casita with 10-foot high ceilings and a separate hot tub, every detail has been meticulously designed for your utmost relaxation and enjoyment. The grand great room, boasting soaring 12-foot high ceilings, sets the stage for unforgettable gatherings. With a wet bar, dining area, and a living room that seamlessly flows into the kitchen, entertaining has never been easier. The spacious bedrooms and four baths provide ample space for family and guests alike. Step outside to discover a breathtaking outdoor oasis overlooking the pristine



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$2,595,000	\$2,595,000	\$2,595,000
% Down	20.00%	75.00%	30.00%
First Loan	\$2,076,000	\$2,594,925	\$1,816,500
Term	30 Years	30 Years	30 Years
Rate	7.490%	7.490%	7.490%
APR*	7.592%	8.471%	7.597%

CASH TO CLOSE			
Down Payment	\$519,000	\$75	\$778,500
Closing Costs	\$16,133	\$17,689	\$15,354
Prepays/Impounds	\$34,718	\$51,884	\$33,919
Total \$ Required	\$569,851	\$69,648	\$827,773

HOUSING EXPENSE			
First Loan P & I	\$14,501	\$18,126	\$12,689
Taxes, Ins & MI	\$3,568	\$6,163	\$3,568
Total Monthly Pmt	\$18,069	\$24,289	\$16,257

*APR = Annual Percentage Rate

Dan Easterby
Realtor
DRE# 01261409

☎ (909) 744-4740
✉ daneasterbybb@gmail.com



Derek D Bobadilla
Branch Manager
NMLS# 820270/ NMLS# 1660690

☎ (909) 270-4647
🌐 Bobadillafinanceteam.com
☎ (909) 530-3114
✉ derek@bobadillafinanceteam.com



Keller Williams Big Bear Lake
Big Bear Lake CA 92315



Bobadilla Finance Team Home Loans
28200 Highway 189 F240 #26
Lake Arrowhead CA 92352