



ML# 796211 Status ER Area 606 L/Price \$ 308,900
 Offc KWSN PubID 092392
 Bldr Model \$/SQFT: \$ 106.00
 County Clark County Parcel# 178-30-410-038
 Twnshp 22 Range 62 Section 30
 Prop Desc REPO
 Subdiv SANDY RIDGE Subdiv#
 Community NONE
 Assoc/Comm NONE
 Zoning Single-Family YrBuilt 1998 / Resale
 Elem K-2 LAMP Elem 3-5 LAMP YrRnd Y Junior MILL HighSch FOOT #I 4
 Zip 89052

GENERAL INFORMATION				FB	3/4	HB	Tot	
Bldg Desc	2STORY	#Bedrms	3	#Baths	3	0	0	3
Garage	3 /Attached /Auto Door Opener(s) /Entry to House	Conv	N	Carport	0			
Appx SqFt	2890	#Acres +/-	0.180	#Den/Oth	1	#Loft	0	
Roof	Tile Like			Lot SqFt	7912			
PvSpa	Y /Inground	Lot Descrip	Under 1/4 Acre					
PvPool	Y /Inground-Private	Pool Size +/-						
Remarks								

BANK OWNED!!GORGEOUS!LOVELY OPEN FLOORPLAN WITH HIGH VAULTED CEILINGS. PERFECT FOR ENTERTAINING. BIG BEAUTIFUL BACKYARD FEATURES MATURE LANDSCAPING INGROUND POOL & SPA AND SPECTACULAR VIEWS OF THE MOUNTAINS. COVERED PATIO. HUGE OPEN KITCHEN. DOWNSTAIRS OFFICE CAN BE CONVERTED TO BEDROOM.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS			
Living	16X13 /Vaulted Ceiling /Entry Foyer /Formal /Front		2ndBd: 12X10
Dining	15X11 /Formal Dining Room		Desc Upstairs
Kitchen	Breakfast Bar/Counter /Island /Custom Cabinets /Pantry		3rdBd: 20X12
Family	18X16 /SEPFAM		Desc Upstairs
MBR	16X15 /Mbr Separate From Other /Mbr Walk-In Closet		4thBd:
MB Bath	Double Sink /Shower Only /Tub		Desc
DryerUtil	Gas	Location ROOM Washer Inc N Dryer Inc N	5thBd:
Refrig	N	Disposal Y Dishwasher Y Bed&BthDown F	Oven Cooktop (G)
Oth Appliances	Built-In Microwave		Construction Frame & Stucco
Interior	Ceiling Fan(s)		Flooring Tile /Carpet
Fireplace	1 /Gas		Equest None
Fence	Backyard Full Fenced /Block		

UTILITIES INFORMATION			
Hse Faces	West		Miscellaneous None
Exterior	Back Yard Access /Covered Patio /Porch		
Landscape	Drip Irrigation/Bubblers /Front Sprinkler System /Front Lawn /Mature Landscaping /Desert Landscaping /Shrubs		
Heat Sys	Central	Heat Fuel Gas	Water Public
Cool Sys	Central	Cool Fuel Electric	Ground Mounted Y Sewer Public
Util Info	Underground Utilities		Energy Dual Pane Windows

FINANCIAL INFORMATION			
Assoc Fee	Y	Assoc Name SANDY RIDGE ASSOC	Assoc Ph 702-736-9450
Assoc Fee 1	\$21 /Monthly		Assessment N
Assoc Fee 2		Ann Taxes \$2,919	SID/LID Total
			MastrPlanFee \$0
			Assessmt Amt
			SID/LID Annual

Presented by:
Elite Realty

Agent
Rob Turney