



2700 S LAS VEGAS BL

\$ 5,500,000

Unit # 4301

Bldg #1

Ref #: 1309874

Status: ER

Zip Code: 89109

Tower Name: SKY LAS VEGAS

Bedrooms: 4

City: Las Vegas

SqFt: 5147

Total Floors: 3

Elevator Floor # 43

Model: SkySuite 1

Builder: Milbank

Type of Bathroom(s)

Year Built: 2006 / RESALE

1/2 | 3/4 | Full | Tot

Junior Suite? N (Under 600 SqFt)

# 1 / 1 / 4 / 6

Condo Conv: N Age Restricted? NO

Elem K-2: PARK Elem 3-5: PARK YrRnd: Jr High: FREM High: CLAR

Short Sale: N Foreclosure Commenced: N Repo/REO: N

Virtual Tour: <http://www.tourfactory.com/idxr943154>

RARE SkySuite #1- BEST Penthouse in Vegas! 3 Stories, Elevator, Luxurious Bedrooms w/Terraces, Rooftop Deck w/ Kitchen-BBQ & Private Spa. Trifecta Views- Strip, City & Redrocks. Sexy Beyond Belief! Decorated & Styled. Turnkey Purchase is Possible. Financing for qualified buyer fm All American Home Mortgage. 70% LTV to \$3M w/ 35 Day Close.

Bldg Desc: Penthouse, High Rise

Unit Desc: Floor to Ceiling Windows, Multi-Level, Penthouse, Custom

Liv: 35x20 / Vaulted Ceiling, Media Center, Wetbar, Multistory

#Den/Other: DenDim: #Loft: LoftDim:

Dining: 20x10 / Breakfast Room or Nook, Dining Area, Kitchen/Dinning Room Combo

GrtRm: Y / 35x20 / Media Center, Surround Sound, Upstairs

Kitchen: Island, Walk-in Pantry, Recess Lighting, Breakfast Bar/Counter, Pantry, Track Lighting

Kitchen Flooring: Travertine

Kitchen Countertops:

Flooring: Hardwood, Stone, OtherCarpet

MstBed: 17x15 / Custom Closet, Entertainment Center, Master Bedroom Upstairs, MBR Separate From Other, Walk-In Closet, Sitting Room

2ndBed: 14x12 / Downstairs, Custom Closet, TV/Cable, Walk-In Closet

3rdBed: 18x11 / Upstairs, With Bath, TV/Cable, Custom Closet

4thBed: 13x11 / Custom Closet, Upstairs, TV/Cable, With Bath

MstBth: Double Sink, Make up Table, Tub with Jets, Dual Flush Toilet, Tub

Furn: No Furniture

Terrace: 3 / Media Room, Living Room, Bedroom

TerraceSqft: 1,200

Refrig: Y / Built-In, Stainless

OthApl: Microwave, Separate Ice Maker, Wine Refrigerator

Disposal: Y Ovn/Rnge: Built-In Oven (E), Stainless, Warming Drawer, Drop Down Hood

Fireplc: N

Dshwshr: Y / Built-In, Stainless

DryerUtil: E Included: Y Washer Included:

Fire Loc:

Washer/Dryer Location: Room, 2nd Floor

Washer/Dryer Desc: Side by Side

Exterior: Terrace

Interior: Electric Shades, Wet Bar, Tech Area, Alarm System-Wired, Entertainment Center, Private Elevator

Accessibility Features

Primary View Direction: S Views: Strip View, Mountain View, City View, Golf Course ViewPoo

Heat Desc: Central

Heat Fuel: Electric

Hot Water:

Cool Sys: Individual

Cool Fuel: Electric

Building Boiler

Energy: Tinted Windows

UtilityInfo: Cable Wired, No Gas

MP Fee: \$ 0

Assoc Fee 1: \$ 2,864 /M

Assoc Fee 2:

Ann Taxes: \$ 9,389

From Las Vegas Blvd and Sahara Avenue, Go South on Las Vegas Blvd to Sky Las Vegas. Gaurd Gate will Direct you to Valet Parking.