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2976 /MONDAVI CT

Virtual Tour <http://instatour.propertypanorama.com/instaview/las/1400150>

ML#	1400150	Status	ER	Area	502	L/Price	\$599,000
Offc	FORE	PubID	212356	Listing Agent a Realtor?	Y		
Bldr		Model		\$/SQFT	\$ 153		
County	CLARK	Parcel#	163-10-711-006	City/Town	Las Vegas		
Prop Desc	CUSTOM	Condo Conv		State	NV		
Type	DETACHED	Unit Desc		Studio			
Subdiv	EL CHOLLA COURT	Subdiv#					
Community	NONE	Short Sale	N	Foreclosure Commenced	N	Repo/REO	N
Assoc/Comm	CCRS						
Zoning	Single-Family	YrBuilt	1995	/ Resale			
Elem K-2	GRAY	Elem 3-5	GRAY	YrRound	N	Junior	LAWR
				Unit		Bldg #	Zip
							89117

GENERAL INFORMATION						FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrooms	3	#Baths	2	1	1	1	4
Garage	3 /Attached /Auto Door Opener(s) /Entry to House /StcConverted	N		Carport	0				
AppxLivArea	3,922	AppxAddLivArea	0	AppxTotalLivArea	3,922	#Acres +/-	0.47	#Den/Oth	1 #Loft 0
Roof	Tile Like	Lot SqFt	20,473	DenDim	12x14	LoftDim			
Private Spa	Y /Inground /Indoor	Lot Descrip	1/4 to 1 Acre /Irregular /RV Parking /C						
Private Pool	Y /Heated Pool/Inground-Private	Pool Size +/-							
D: FROM SAHARA AND TENAYA, HEAD EAST ON SAHARA, RIGHT ON BELCASTRO, LEFT ON MONDAVI COURT, RIGHT PAST THE GATE									

R: Section 10 dream home;Bkyard is an entertainer's dream.Lrg lawn area, Palapa (Tiki Hut) that ft grnte cntr tops, TV, Fridge etc. Heated Pool, indr Spa.Kit- has just been redone (about \$50k) in the past 4 months & ft: Travertine flring, Bamboo cabinets, quartz counter tops new stainless steel appliances.Lrg liv rm ft: Wet bar. 2nd Flr is exclusive master bed/bath + 2 x wlk-in closets. 10x15 Shed in bkyrd.All beds en-suite

APPROXIMATE ROOM SIZES AND DESCRIPTIONS									
Living	25x17 /Formal /Vaulted Ceiling	2nd Bdrm	15x11	Ceiling Fan /With					
Dining	10x8 /Formal Dining Room			Bath /Walk-In Closet(s)					
GreatRm	N								
Kitchen	Breakfast Bar/Counter /Island /Marble/Stone Flooring /Breakfast Nc	3rd Bdrm	17x14	Ceiling Fan /With					
Family	/None			Bath /Walk-In Closet(s)					
MBR	20x18 /Mbr Separate From Other /Mbr Walk-In Closet /Master Bedr	4th Bdrm							
MB Bath	Double Sink /Make Up Table /Separate Shower /Separate Tub								
DryerUtil	Electr Location ROOM / 1STFLR Washer Inc Y Dryer Inc Y	5th Bdrm							
Refrig	Y Disposal Y Dishwasher Y Bed Down Y Bath Down Y, 1/2								
Oth Appliances	Central Vacuum /Microwave /Water Conditioner-Owned	Oven	Built-In Oven (E)/Cooktop (E) / (
Interior	Alarm System-Wired /Blinds /Intercom System /Ceiling Fan(s) /Pot Shelves /Shutters	Construc	Frame & Stucco						
Fireplace	1 /Gas	Flooring	Hardwood /Marble/Stone						
Fence	Backyard Full Fenced /Block	Equest	None						

UTILITIES INFORMATION									
Hse Faces	West	Miscel	None						
Exterior	Patio /Back Yard Access /Built-In Barbecue								
Landscape	Drip Irrigation/Bubblers /Front Lawn /Rear Lawn /Mature Landscaping /Shrubs								
Heat Sys	Central	Heat Fuel	Gas	Water	Public				
Cool Sys	Central	Cool Fuel	Electric	Ground Mounted	Y	Sewer	Septic		
Util Info	Underground Utilities	Energy	Dual Pane Windows						

FINANCIAL INFORMATION									
Assoc Fee	Y	Assoc Name	Mondavi	Assoc Ph	702-813-1770	MastrPlanFee	\$ 0		
Assoc Fee 1	\$ 25/Monthly	Earnest Deposit	\$10,000	Assessment	N	Assessmt Amt			
Assoc Fee 2		Ann Taxes	\$3,932	SID/LIDTotal		SID/LID Annual			
Financing Consid	Cash, Conventional, OWC					Existing Rent			

Presented by: Forever 99 Realty

Agent: Linda Wang /702-824-2074

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED