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Clark County 301 KINGSCLEAR CT

\$ 749,900
Ref #: 1427276

Status: ER Bldg #: Listing Agent a Realtor? Y
 Zip Code: 89145 Subdivision: PECCOLE WEST LOT 10-PARCEL 18-
 Bedrooms: 4 Studio: N Zoning: Single-Family
 Baths: 3 / 0 / 1 Builder: Toll Bros Condo Conv: N
 Community: Queensridge Short Sale: N Foreclosure Commenced: N
 AppxLivArea: 3,798 Year Built: 1999 / RE Repo/REO: N
 ApprxAddLivArea: 0 ApprxTotLivArea: 3,798 PropSubtype: SFR
 Lot SqFt: 10,454 Acres: 0.240 City/Town: Las Vegas State: NV
 Elem K-2 BONN Elem 3-5 BONN YrRound: N Junior: SIGR High: PALV

Highly upgraded home & in impeccable condition. Dramatic entry w/ formal LIV rm & DIN rm. Split stairs w/maple wood rails, Chefs delight kitchen w/ designer appliances, granite counters, large island & custom cabinets. MSTR bedroom downstairs w/ 2nd private covered patio, palatial bath dual walk in closets & French doors that open to your outdoor oasis. Perfect for entertaining or just relaxing in your private paradise

Bldg Desc:	Two Story	MstBdrm:	20x18 / Master Bedroom Downstairs, Mbr Separate From Other
Unit Desc:		2nd Bed:	14x12 / With Bath , Upstairs , Walk-In Closet (s)
Living:	17x14 / Vaulted Ceiling, Formal , Front	3rd Bed:	13x12 / With Bath , Upstairs , Walk-In Closet(s)
#Den/Other:	1 DenDim: 13x10 #Loft: 1 LoftDim: 11x10	4th Bed:	14x12 / With Bath , Upstairs , Walk-In Closet(s)
Dining:	15x14 / Dining Area, Living Room/Dining Cor		
Kitchen:	Breakfast Bar/Counter, Custom Cabinets, Granite Countertops , Island , Tile Flooring		
Family:	21x15 / Separate Family Room, Downstairs	MstBath:	Separate Shower, Tub With Jets, Make Up Table , Double Sink , Shower Only
Refrig:	N	Oven/Range:	Cooktop (G), Built-In Oven (G)
Disposal:	Y	Oth Appl:	Water Conditioner-Loop
Dshwshr:	Y	Interior:	Alarm System-Owned , Ceiling Fan(s) , Shutters , Window Coverings Throughout
DryerUtil:	G		
Washer Incl:	N		
Flooring:	Carpet, Tile	Fireplace:	1 / Gas
Constr:	Frame & Stucco	Roof:	Pitched, Tile Like
Exterior:	Built-In Barbecue , Barbeque Stub , Back Yard Access , Covered Patio , Patio , Dogrun	Faces:	East
		Grg Conv:	N
Garage:	3 / Attached , Auto Door Opener(s) , Entry to House , Finished Interior	Carport:	0
Private Pool:	Y /Inground-Private, Heated Pool , Waterfall	Pool Size:	
		Private Spa:	N
Lot Desc:	Under 1/4 Acre , Cul-De-Sac	Fence:	Backyard Full Fenced / Block , Wrought Iron
Landscape:	Drip Irrigation/Bubblers , Front Lawn , Rear Lawn , Mature Landscaping , Fountain , Sprinkler Timer , Shrubs	Equest:	None
		Miscell:	Home Protection Plan
Heat Sys:	Two or More Units , Central	Cool Sys:	2 or More Central Units , Central
Heat Fuel:	Gas	Cool Fuel:	Electric Grnd Mount: Y
Utility Info:	Cable TV Wired , Cable Wired , Underground Utilities	Energy:	Low E-Windows , Dual Pane Windows
Sewer:	Public	Water:	Public
Assoc/Comm:	CCRS, COMGOLF, COMWALL, GRDGATD, JOGGING, PLAYGRD , TENNIS, SECRTY	Ann Taxes:	\$ 4,979 EarnestDepos: \$75,000
		Assoc Fee:	\$ 303 / Monthly MP Fee/Pmt: \$0/N
Financing Considered:	Cash, Conventional	Existing Rent:	

Directions: From Rampart West on Alta to entrance of Queensridge (regents park) thru gates Left on Queen Charlotte 2 streets on left to Kingsclear end of cul de sac on right