

# Cross Property - Client Full

GLVAR

Active-Exclusive Right

7482 Lodano Avenue, Las Vegas, Nevada 89113

L/Price: \$688,888



**MLS#:** 2674444  
**Prop Type:** Residential/Single Family Residential  
**County:** Clark County  
**Parcel ID:** [163-27-422-051](#)  
**T / R / S:** 21 / 60 / 27  
**Metro Map:**  
**Community:** SPRNGVL  
**Subdivision:** Russell & Tenaya Parcel 2  
**Beds:** 5  
**3/4 Bth:** 0  
**SqFt:** 2,934  
**Lot SqFt:** 3,049  
**Gated:** No  
**Zoning:** SINGLE  
**Building #:**  
**Const Start:**  
**CensusTrct:** 002975  
**FB/HB:** 3/1  
**Tot Bth:** 4  
**LP/SF:** \$235  
**DOM:** 9  
**Age Restricted:** N  
**Subd #:**  
**Studio:**  
**Const End:**  
**Condo Cnv:**



**Assc/Comm:** CC&RS, Park, Playground

## Property Information

<b>Elem K-2:</b>	Rogers, Lucille S.	<b>Elem 3-5:</b>	Rogers, Lucille S.	<b>Junior:</b>	Sawyer Grant
<b>High:</b>	Durango	<b>Yr Blt/Des:</b>	2024/RESALE	<b>Yr Round:</b>	
<b>Bldg Desc:</b>	3 Stories			<b>Type:</b>	Detached
<b>Prop Desc:</b>				<b># Den/Oth:</b>	0
<b>Roof:</b>	Tile			<b># Loft:</b>	1
<b>Unit Desc:</b>				<b>Conv Gar:</b>	No
<b>Garage:</b>	2/390sqft/Attached, Auto Door Opener(s), Entryto House, Finished Interior			<b>Carpports:</b>	0
<b>Parking:</b>	Garage/Private				
<b>Apx LivAr:</b>	2,934	<b>Acres +/-:</b>	0.070	<b>Manufact:</b>	
<b>Addl LivAr:</b>		<b>AddLivAreaDesc:</b>		<b>Length:</b>	
<b>Apx Tot LivAr:</b>	2,934	<b>Lot Desc:</b>	Under 1/4 Acre		<b>Width:</b>
<b>Spa:</b>	No				
<b>Pool:</b>	No			<b>Heated Pool:</b>	
<b>Manufactured:</b>		<b>MH Size:</b>		<b>Conv RPrp:</b>	
				<b>Pool Size:</b>	
				<b>MH YrBuilt:</b>	

## Remarks

**Directions:** From W215: Exit W Russell Road heading East, Turn Left (N) on Tenaya Way, Turn Left (W) Dewey Dr, Turn Left (S) Spring Trellis St, Turn Left (W) on Lodano Ave. Home is on the right (N) side of the street.

**Public:** This modern design is perfect for today's lifestyle. A spacious foyer leads to an open living area with access to the rear yard. The attached kitchen boasts an island with granite counters and Ebony classic cabinetry. A second floor primary bedroom with bathroom has an envious closet while set apart from secondary bedrooms. Centered in the home is a technology/sitting area featuring a large picturesque window. Your oversized great room on the 3rd floor includes a balcony and additional bedrooms. This Southwest home is brand new and priced below the builder, don't miss out!

## Rooms

Room Type	Dim	Description
<b>Primary Bedroom</b>	15x12	Pbr Separate From Other, Upstairs, Walk-In Closet(s)
<b>2nd Bedroom</b>	10x11	Closet, Upstairs
<b>3rd Bedroom</b>	12x10	Closet, Upstairs
<b>4th Bedroom</b>	11x11	Closet, Upstairs
<b>5th Bedroom</b>	10x11	Closet, Upstairs
<b>Kitchen</b>	12x7	Breakfast Bar/Counter, Breakfast Nook/Eating Area, Garden Window, Granite Countertops, Island, Pantry, Quartz Countertops, Stainless Steel Appliances, Tile Flooring
<b>Living Room</b>	14x17	Entry Foyer
<b>Loft</b>	12x24	Other
<b>PBR Down:</b>	N	
<b>Bed Down:</b>	N	
<b>Bath Down:</b>	N	
<b>Bath Desc:</b>	1/2 Bath Downstairs	

## Additional Information

<b>Refrig:</b> N	<b>Disposal:</b> Y	<b>Dishwshr:</b> Y	<b>WashInc:</b> N	<b>DryInc:</b> N	<b>DryUtil:</b> Gas
<b>Construction:</b>	Frame & Stucco				
<b>W/D Location:</b>	2nd Floor, Separate Laundry Room	<b>Oven:</b>	Stove(G)		
<b>Other Appl:</b>	Energy Star Appliances, Microwave				
<b>Multi Gen:</b>	No				
<b>Furniture Incl:</b>	No				
<b>Interior:</b>	Drywall, Fire Sprinklers				
<b>Flooring:</b>	Carpet, Tile				
<b>Fireplace/Type:</b>	0			<b>Fireplace Location:</b>	
<b>House Faces:</b>	South			<b>House Views:</b>	
<b>Fence:</b>	Backyard Full Fenced				
<b>Equestrian:</b>	None				
<b>Exterior:</b>	Back Yard Access, Private Yard				
<b>Miscellaneous:</b>	None				

**Green Bldg Certificate:** No **Smart Water Program:**