## **Cross Property - Client Full**

GLVAR -

## **Active-Exclusive Right**

## 7482 Lodano Avenue, Las Vegas, Nevada 89113



MLS#:

**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 FB/HB: 3/1 3/4 Bth: Tot Bth: 0 4 SqFt: 2,934 LP/SF: \$235 Lot SqFt: DOM: 3,049 Gated: Age Restricted: N No

Zonina: SINGLE Subd #: Building #: Studio: **Const Start:** Const End: CensusTrct: 002975 Condo Cnv:

Assc/Comm: CC&RS, Park, Playground

Property Information

**Elem 3-5:** Rogers, Lucille S. Sawyer Grant Elem K-2: Rogers, Lucille S. Junior:

Yr Blt/Des: 2024/RESALE High: Durango Yr Round: **Blda Desc:** Detached 3 Stories Type:

**Prop Desc:** 

**Room Type** 

Roof: Tile # Den/Oth: # Loft: 1

**Unit Desc:** 

Garage: 2/390sqft/Attached, Auto Door Opener(s), Entryto House, Finished Interior Conv Gar: No Carports: n

Parking: Garage/Private

Apx LivAr: 2,934 Acres +/-: 0.070 Manufact: Addl LivAr: AddLivAreaDesc: Length: Width:

Apx Tot LivAr: 2,934 Lot Desc: Under 1/4 Acre

Spa: No Pool: No

**Heated Pool:** Pool Size: Manufactured: MH Size: Conv RPrp: MH YrBuilt:

- 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 Description

**Primary Bedroom** 15x12 Pbr Separate From Other, Upstairs, Walk-In Closet(s)

2nd Bedroom Closet, Upstairs 10x11 3rd Bedroom 12x10 Closet, Upstairs 4th Bedroom 11x11 Closet, Upstairs 5th Bedroom 10x11 Closet, Upstairs

Dim

**Kitchen** 12x7 Breakfast Bar/Counter, Breakfast Nook/Eating Area, Garden Window, Granite Countertops, Island, Pantry,

Quartz Countertops, Stainless Steel Appliances, Tile Flooring

14x17 **Entry Foyer Living Room** Loft 12x24 Other

PBR Down: N Bed Down: N Bath Down: N Bath Desc: 1/2 Bath Downstairs

Additional Information

N Disposal: Y Dishwshr: Y WashInc: N DryUtil: Gas Refrig: DryInc: N

Construction: Frame & Stucco

2nd Floor, W/D Location: Oven: Stove(G)

Separate Laundry Room

Energy Star Appliances, Microwave Other Appl:

Multi Gen:

**Furniture Incl:** 

Drywall, Fire Sprinklers Interior:

Flooring: Carpet, Tile

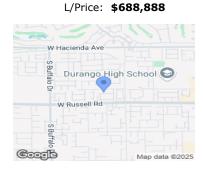
Fireplace/Type: 0 **House Faces:** South

Fence: Backyard Full Fenced

**Equestrian:** None

Exterior: Back Yard Access, Private Yard

Miscellaneous: None **Fireplace Location: House Views:** 



Desert Landscaping, Drip Irrigation/Bubblers, Front Sprinkler System, No Landscaping Rear, Rock/Gravel Landscaping, Landscape:

Sprinkler Timer

Water:

Central, Programmable Thermostat, Zoned HVAC **Heat Fuel:** Gas **Heat System:** Central, Energy Star Rated, Programmable Thermostat, SEER 13 or Above Electric **Ground Mnt: Cool System:** Cool Fuel:

Public Public Sewer:

**Utility Info:** Cable Wired, Underground Utilities

Solar Elec: **Energy:** Dual Pane Windows, Insulated Door, Insulated Windows, Low E-Windows None

**Access Feat:** 

Energy-Efficient/Green Information

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

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