Cross Property - Client Full

GLVAR

Active-Exclusive Right

4408 Oasis Plains Avenue, North Las Vegas, Nevada 89085 L/Price: **\$535,000**

Age Restricted: N

N MOUNTAIN RANCH

Width:

Coople



MLS#: 2695387

Prop Type: Residential/Single Family Residential

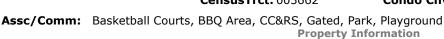
County: Clark County Parcel ID: 124-07-412-089 T / R / S: 19 / 61 / 7

Metro Map:

Community:NONE

Subdivision: Grand Teton Valley NW 80 R1-60 #1 Beds: FB/HB: 3 2/1 3/4 Bth: Tot Bth: 0 3 SqFt: 2,408 LP/SF: \$222 Lot SqFt: 6,098 DOM: 20

Subd #: Zonina: SINGLE Building #: Studio: **Const Start:** Const End: CensusTrct: 003662 Condo Cnv:



Gated:

Elem K-2: Heckethorn, Howard Elem 3-5: Heckethorn, Howard Junior: Saville Anthony

Yes

E.

High: Shadow Ridge Yr Blt/Des:2006/RESALE Yr Round:

Bldg Desc: 1.5 Stories Detached Type:

Prop Desc:

Roof: Tile # Den/Oth: 0 # Loft: 1 **Unit Desc:**

Garage:

2/633sqft/Attached, Auto Door Opener(s), Entryto House, Finished Interior Conv Gar: No Parking: Garage/Private Carports: 2,408 Acres +/-: 0.140 Manufact: Apx LivAr:

AddLivAreaDesc: Length: Addl LivAr:

Apx Tot LivAr: 2,408

Spa: No

Pool: **Heated Pool:** Pool Size: No Manufactured: MH Size: Conv RPrp: MH YrBuilt:

Lot Desc: Under 1/4 Acre

Association / CIC Information

Assoc/CIC Assoc Inc CARSVC, GATED, GROUND, LNDMNT, MGMT, RESERV

Special Assess \$ Special AssesstYNN Special Assess Frec

Assoc Name **First Service** CIC Dues How Billed MonthTransfer Fee Setup Fee

702-399-Assc Phn Assc CIC Sub Other Fee 4273

Other Fee 3 Assc CIC 3 Assc Phn 3 TotCICMon \$75

Remarks

Directions: From CC215N: Exit North at Aliante Pkwy, continue on Aliante Pkwy to Grand Teton, turn left (W) to Aviary, turn

right (N) to Mesa Gate Ave, turn left (W) through gate, left on Mesa Plains, left on Mesa Landing, right on Meadow

Pasture, right on Oasis Plains. Home is located on (R) North side of the street.

Public: Highly sought floorplan in desirable neighborhood! This Northwest home shows pride of ownership throughout.

Single story with loft for flex living options. The primary bedroom is private and separate from the secondary bedrooms. Large kitchen and open great room with space for entertaining. Enjoy the gated courtyard or relax in

your private yard. This home won't last long!

Rooms

Room Type	Dim	Description
Primary Bedroom	16x15	Bedroom With Bath Downstairs, Ceiling Fan, Downstairs, Walk-In Closet(s)
2nd Bedroom	11x12	Ceiling Fan, Closet, Downstairs
3rd Bedroom	11x11	Ceiling Fan, Closet, Downstairs
Dining Room	12x8	Dining Area, Kitchen/Dining Room Combo
Family Room	16x15	Built-in Bookcases, Downstairs, Entertainment Center
Kitchen	12x8	Breakfast Bar/Counter, Butler Pantry, Granite Countertops, Island, Pantry, Tile Flooring
Living Room	12x12	Formal, Front
Loft	15x15	1 Bath, Ceiling Fan
PBR Down: Y	В	ed Down: Y Bath Down: Y Bath Desc:Full Bath Downstairs Additional Information

Refria: Y Disposal: Y Dishwshr: Y WashInc:Y DrvInc: Y **DryUtil:** Gas

Construction: Frame & Stucco

W/D Location: 1st Floor, **Oven:** Stove(G)

Separate Laundry Room

Other Appl: Energy Star Appliances, Microwave

Multi Gen:

Furniture Incl: No, Optional

Interior: Ceiling Fan(s), Drywall, Shutters, Windows Coverings Throughout

Flooring: Carpet, Tile

Fireplace/Type:1/Gas Fireplace Location: Family Room

House Faces: South House Views:

Fence: Backyard Full Fenced

Equestrian: None

Exterior: Back Yard Access, Courtyard, Covered Patio, Patio, Private Yard, Secured Entry

Miscellaneous: None

Landscape: Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping, Rear Lawn, Rear Sprinkler System,

Rock/Gravel Landscaping, Shrubs, Sprinkler Timer

Heat System: Central, Programmable Thermostat, Zoned **Heat Fuel:** Gas

HVAC

Cool System: Central, Energy Star Rated, Programmable Cool Fuel: Electric Ground Mnt: Y

Thermostat

Water: Public Sewer: Public

Utility Info: Cable Wired, Underground Utilities

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

Access Feat:

Energy-Efficient/Green Information

Green Bldg Certificate:No

Smart Water Program:

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.