

# Cross Property - Client Full

GLVAR

Active-Exclusive Right

4408 Oasis Plains Avenue, North Las Vegas, Nevada 89085

L/Price: \$535,000



**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:** 3 **FB/HB:** 2/1  
**3/4 Bth:** 0 **Tot Bth:** 3  
**SqFt:** 2,408 **LP/SF:** \$222  
**Lot SqFt:** 6,098 **DOM:** 20  
**Gated:** Yes **Age Restricted:** N  
**Zoning:** SINGLE **Subd #:**  
**Building #:** **Studio:**  
**Const Start:** **Const End:**  
**CensusTrct:** 003662 **Condo Cnv:**



**Assc/Comm:** Basketball Courts, BBQ Area, CC&RS, Gated, Park, Playground

## Property Information

<b>Elem K-2:</b> Heckethorn, Howard E.	<b>Elem 3-5:</b> Heckethorn, Howard E.	<b>Junior:</b> Saville Anthony
<b>High:</b> Shadow Ridge	<b>Yr Blt/Des:</b> 2006/RESALE	<b>Yr Round:</b>
<b>Bldg Desc:</b> 1.5 Stories		<b>Type:</b> Detached
<b>Prop Desc:</b>		
<b>Roof:</b> Tile		<b># Den/Oth:</b> 0 <b># Loft:</b> 1
<b>Unit Desc:</b>		
<b>Garage:</b> 2/633sqft/Attached, Auto Door Opener(s), Entry to House, Finished Interior		<b>Conv Gar:</b> No
<b>Parking:</b> Garage/Private		<b>Carpports:</b> 0
<b>Apx LivAr:</b> 2,408	<b>Acres +/-:</b> 0.140	
<b>Addl LivAr:</b>	<b>AddLivAreaDesc:</b>	<b>Manufact:</b>
<b>Apx Tot LivAr:</b> 2,408	<b>Lot Desc:</b> Under 1/4 Acre	<b>Length:</b>
<b>Spa:</b> No		<b>Width:</b>
<b>Pool:</b> No		
<b>Manufactured:</b>	<b>MH Size:</b>	<b>Heated Pool:</b>
		<b>Conv RPrp:</b>
		<b>Pool Size:</b>
		<b>MH YrBuilt:</b>

## Association / CIC Information

<b>Assoc/CIC</b> Y	<b>Assoc Inc</b> CARSVC, GATED, GROUND, LNDMNT, MGMT, RESERV
<b>Special Assesst</b> YN	<b>Special Assess \$</b>
<b>Assoc Name</b> First Service	<b>CIC Dues</b> \$75 <b>How Billed</b> Month
<b>Assoc CIC</b> Sub	<b>Transfer Fee</b> Setup Fee
<b>Assoc CIC 3</b>	<b>Other Fee</b> Other Fee 3 <b>TotCICMon</b> \$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
<b>Primary Bedroom</b>	16x15	Bedroom With Bath Downstairs, Ceiling Fan, Downstairs, Walk-In Closet(s)
<b>2nd Bedroom</b>	11x12	Ceiling Fan, Closet, Downstairs
<b>3rd Bedroom</b>	11x11	Ceiling Fan, Closet, Downstairs
<b>Dining Room</b>	12x8	Dining Area, Kitchen/Dining Room Combo
<b>Family Room</b>	16x15	Built-in Bookcases, Downstairs, Entertainment Center
<b>Kitchen</b>	12x8	Breakfast Bar/Counter, Butler Pantry, Granite Countertops, Island, Pantry, Tile Flooring
<b>Living Room</b>	12x12	Formal, Front
<b>Loft</b>	15x15	1 Bath, Ceiling Fan

**PBR Down:** Y **Bed Down:** Y **Bath Down:** Y **Bath Desc:** Full Bath Downstairs

## Additional Information

**Refrig:** Y **Disposal:** Y **Dishwshr:** Y **WashInc:** Y **DryInc:** Y **DryUtil:** Gas  
**Construction:** Frame & Stucco

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