

Cross Property - Client Full

GLVAR

Active-Exclusive Right

11522 Hillrise Avenue, Las Vegas, Nevada 89138

L/Price: \$814,000



MLS#: 2720210
Prop Type: Residential/Townhouse
County: Clark County
Parcel ID: [137-23-215-029](#)
T / R / S: 20 / 59 / 22
Metro Map:
Community: WSMMLIN
Subdivision: Summerlin Village 22 Parcels N, O & P
Beds: 4 **FB/HB:** 3/1
3/4 Bth: 0 **Tot Bth:** 4
SqFt: 2,396 **LP/SF:** \$340
Lot SqFt: 2,178 **DOM:** 27
Gated: No **Age Restricted:** N
Zoning: SINGLE **Subd #:**
Building #: **Studio:**
Const Start: **Const End:** 10/31/2025
CensusTrct: 005872 **Condo Cnv:**



Assc/Comm: CC&RS, COMMUNITY Pool, Guest Parking

Property Information

Elem K-2:	Lummis, William	Elem 3-5:	Lummis, William	Junior:	Becker
High:	Palo Verde	Yr Blt/Des:	2025/NEW	Yr Round:	
Bldg Desc:	3 Stories			Type:	Attached
Prop Desc:				# Den/Oth:	1
Roof:	Tile			# Loft:	1
Unit Desc:	1L,3-5 Levels			Conv Gar:	No
Garage:	2/Attached, Auto Door Opener(s), Entry to House, Finished Interior			Carpports:	0
Parking:	Garage/Private, Guest Parking			Width:	
Apx LivAr:	2,396	Acres +/-:	0.040	Manufact:	
Addl LivAr:		AddLivAreaDesc:		Length:	
Apx Tot LivAr:	2,396	Lot Desc:	Under 1/4 Acre		
Spa:	No			Heated Pool:	
Pool:	No			Conv RPrp:	
Manufactured:		MH Size:		Pool Size:	
				MH YrBuilt:	

Association / CIC Information

Assoc/CIC	Y	Assoc Inc	COMTAX			
Special AssesstYN	N	Special Assess \$		Special Assess Frec		
Assoc Name	Summerlin West HOA	CIC Dues	\$60	How Billed	Month	Transfer Fee
						Setup Fee
Assoc CIC	Master	Assoc Phn	702-791-4600		Other Fee	
Assoc Name 2	Raven Crest HOA	CIC Due 2	\$187	HowBilled2	Month	TransferFee2
						SetupFee2
Assoc CIC 2	Sub	Assoc Phn 2	702-791-4600		Other Fee 2	
Assoc CIC 3		Assoc Phn 3			Other Fee 3	TotCICMon \$247

Remarks

Directions: Direction are to office located at 11545 Hillrise Ave: From 215W Exit W Lake Mead (29) heading west on the Lake Mead Blvd, Turn Left onto Kindle Rise, L on Barred Owl Ave/Kindle Rise Wy, Turn L onto Red Granite St, Turn R at the 1st cross street onto Hillrise Ave.

Public: Step into effortless luxury with this beautifully designed, move-in ready home. A full driveway offers added convenience, while a first-floor secondary bedroom—perfectly positioned away from the main living areas—provides a versatile space ideal for guests, a home office, or a tranquil retreat. The open-concept kitchen features a premium KitchenAid appliance package and a sophisticated wet bar, flowing seamlessly into the great room and dining area—perfect for refined entertaining and everyday living. A 12-foot multi-slide door opens to a spacious covered porch, blending indoor elegance with outdoor comfort for a truly elevated living experience. Enjoy a low-maintenance lifestyle that combines luxury and convenience, giving you more time to do what you love. Don't miss out—schedule your private tour today!

Rooms

Room Type	Dim	Description
Primary Bedroom	14x13	Pbr Separate From Other, Upstairs, Walk-In Closet(s)
2nd Bedroom	11x10	Closet, Downstairs, With Bath
3rd Bedroom	11x10	Closet, Upstairs
4th Bedroom	11x10	Closet, Upstairs
Den	10x6	Downstairs

Dining Room	15x13	Dining Area				
Kitchen	18x10	Breakfast Bar/Counter, Custom Cabinets, Island, Luxury Vinyl Plank, Other, Quartz Countertops, Stainless Steel Appliances, Walk-in Pantry				
Loft	10x8	Other				
Great Room	22x13	Upstairs, Wet Bar				
PBR Down:	N	Bed Down: Y	Bath Down: Y	Bath Desc:	Full Bath Downstairs	
Additional Information						
Refrig:	N	Disposal: Y	Dishwshr: Y	WashInc:	N	DryInc: N
Construction:	Frame & Stucco					
W/D Location:	Separate	Oven:	Built-In Oven(E), Convection Oven, Cooktop(G)			
	Laundry Room					
Other Appl:	Energy Star Appliances, Microwave					
Furniture Incl:	No					
Interior:	Drywall, Fire Sprinklers					
Flooring:	Carpet, Luxury Vinyl Plank					
Fireplace/Type:	0	Fireplace Location:				
House Faces:	South	House Views:				
Fence:	No Fence					
Equestrian:	None					
Exterior:	Balcony, Courtyard, Porch					
Miscellaneous:	None					
Landscape:	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs					
Heat System:	Central, Programmable Thermostat, Zoned HVAC	Heat Fuel:	Gas			
Cool System:	Central, Energy Star Rated, Programmable Thermostat, SEER 13 or Above	Cool Fuel:	Electric	Ground Mnt:	Y	
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.