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5853 /GENTLESLOPE ST

Virtual Tour <http://www.propertypanorama.com/instaview/las/1517586>

ML# 1517586 Status C Area 601 L/Price \$170,000  
 Offc XYZP PubID 060517 Listing Agent a Realtor? Y  
 Bldr D R Horton Model \$/SQFT \$ 106  
 County CLARK Parcel# 161-34-513-017 City/Town Henderson  
 Prop Desc Condo Conv N State NV  
 Type DETACHED Unit Desc 2LEVEL Studio N  
 Subdiv TWILIGHT AT BOULDER RANCH UNIT Subdiv#  
 Community NONE ShortSale N Foreclosure Commenced N Repo/REO N  
 Assoc/Comm CCRS COMWALL GATED PLAYGRD POOL  
 Zoning Single-Family YrBuilt 2002 /Resale MH YrBuilt  
 Elem K-2 TREE Elem 3-5 TREE YrRound N Junior THUR HighSch BASI  
 Unit Bldg # Zip 89011

GENERAL INFORMATION

		FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrooms	3	#Baths	2 0 1 3
Garage	2 /Attached /Auto Door Opener(s) /Entry to House /StcConverted	N	Carpport	0	
AppxLivArea	1,598 AppxAddLivArea	AppxTotalLivArea	1,598 #Acres +/-	0.11 #Den/Oth	0 #Loft 0
Roof	Tile	Lot SqFt	4,792	DenDim	LoftDim
Private Spa	N	Lot Descrip	Under 1/4 Acre /Paved Road		
Private Pool	N	Pool Size +/-			

D: HW 95 to Russell, east to Boulder Falls, Right, thru gate, Right on Mountain High, Right on Gentleslope, house on left.

R: Beautifully maintained/decorated home. Large kitchen with lots of cabinets. Washer/Dryer/Refer stay. Fully landscaped front/rear. Hardwood (bamboo) flooring except master (carpet). Ceiling fans, all rooms, remain. Large built-in storage in garage. Gated community has pool/spa, basketball courts, parks, putting green and water park. Immaculate, ready to move into.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living	20x13 /Entry Foyer	2nd Bdrm	11x10 Upstairs
Dining	10x7 /Kitchen/Dining Room Combo		
GreatRm	N		
Kitchen	Breakfast Nook (Eating Area)	3rd Bdrm	10x10 Upstairs
Family	/None		
MBR	13x16 /Mbr Walk-In Closet /Ceiling Fan	4th Bdrm	
MB Bath	Tub/Shower Combo		
DryerUtil	Gas Location 2NDFLR Washer Inc Y Dryer Inc Y	5th Bdrm	
Refrig	Y Disposal Y Dishwasher Y Bed Down N Bath Down Y, 1/2		
Oth Appliances	Water Conditioner-Owned /Water Filtering System	Oven	Built-In Oven (G)
Interior	Alarm System-Owned /Blinds /Ceiling Fan(s)	Construc	Frame & Stucco
Fireplace	0	Flooring	Hardwood
Fence	Property Fully Fenced /Block	Equest	None

UTILITIES INFORMATION

Hse Faces	East	Miscel	None
Exterior	Barbeque Stub /Covered Patio		
Landscape	Drip Irrigation/Bubblers /Mature Landscaping		
Heat Sys	Central	Heat Fuel	Gas Water Public
Cool Sys	Central	Cool Fuel	Electric Ground Mounted Sewer Public
Util Info	Cable TV Wired /Underground Utilities	Energy	None

FINANCIAL INFORMATION

Assoc Fee	Y Assoc Name Twilight Home Owners Assoc Ph 702-942-2500	MastrPlanFee	\$ 38/Monthly
Assoc Fee 1	\$ 27/Monthly Earnest Deposit \$2,500	Assessment	N Assessmt Amt
Assoc Fee 2	Ann Taxes \$935	SID/LIDTotal	SID/LID Annual
Financing Consid	Cash, Conventional, FHA		Existing Rent
		Days on Market	1 Type of Loan CONV

Presented by: XYZ Properties

Agent: Bruce Isaacson /702-205-7100