


Client Brochure View

GLVAR	Single Family Residential	Ownership	12/10/2023 8:36 PM			
	ML#	2482847	Status S	L/Price	\$339,000	
	Offc	IMPR	PubID	230269	List Agent a REALTOR? Y	
	Bldr		Model		VTour	Y
	County	CLARK	Parcel#	125-28-710-010	LP/SqFt	\$305
	Prop Desc		City/Town		State	NV
	Type	ATTACHD	CondoConv		Studio	
	Subdiv	Cimarron Village North	Unit Desc		Subdiv#	
	Community	NONE	Short Sale N		ForeclosureCommenced N	Repo/REO N
	Assc/Comm	CC&RS			YrBuilt	1998/RE
	Zoning	Single Family			YrRoundN	Junior EDMU
	Elem K-2	ALLE	Elem 3-5 ALLE		MH Yr Blt	
	DOM	1			HighSch	CENT
7901 /Quill Gordon /Avenue		Unit	Building #	Zip	89149	

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	1STORY	#Bedrms	3	#Baths	2	0	0
Garage	2/Attached	Conv		Carpport	0		2
RV Parking	Gated	RV Garage Dim.					
AppxLivArea	1,110	ApprxTotalLivArea	1,110	#Acres +/-	0.150	#Den/Oth	0
AppxAddLivArea		AddLivAreaDesc				#Loft	0
Roof	Tile	Lot SqFt	6,534	Parking Desc			
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			
Multi Gen:							

Dir **From 95 & Ann west on Ann to Cimarron...right on Red Gulf...right on Quill Gordon**

Remarks **DARLING SINGLE-STORY HOME FEATURING: COZY FIREPLACE, OPEN FLOOR PLAN, GORGEOUS VAULTED CEILINGS IN LIVING ROOM, LARGE OWNER SUITE, STUNNING PLANTATION SHUTTERS THROUGHOUT, HUGE BACKYARD WITH COVERED PATIO, MATURE TREES, DESERT LANDSCAPE, HUGE SIDE YARD WITH RV GATE, LOCATION CLOSE TO GREAT SHOPPING, PARKS AND SCHOOLS!!! HURRY THIS GEM WILL GO FAST!!!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	12x14	Primary Bath	TUBSHW
2nd Bedroom	9x10	3rd Bedroom	9x10
Dining Room	8x9 AREA	Kitchen	LAMCTP
Living Room	15x17		
MBR Down? Y	Bed Down Y	Bath Down Y	Ba Dn Desc.
Refrg Y	Dispos N	Dishw N	Washer Inc Y
OthApplnces None	Furn Inc No	Oven Desc	Stove(G)
Interior	Pot Shelves	Constrctn	
Fireplace	1/Gas	Flooring	Carpet, Other
Fence	Backyard Full Fenced/Block	Equest	None

UTILITIES INFORMATION

House Face	North	Miscel	None
Exterior	Back Yard Access		
Landscap	Desert Landscaping		
Heat Sys	Central	Heat Fuel	Gas
Cool Sys	Central	Cool Fuel	Electric
Utility Info	Underground Utilities	Grd Mounted Energy	None
		Water	Public
		Sewer	Public

FINANCIAL INFORMATION

AsscFee	Y	AssocName	Cimarron Village	Assoc Ph	702-531-1382	Mast Plan Fee	\$0
AsscFee1	\$65/Q	Earn Dep	\$4,000	Assessmt	N	Assessment Amt	
AsscFee2		Annual Taxes	\$1,460	SID/LIDTotal		SID/LID Annual	
TotMnthlyHOA	\$22	Finance Consid	Cash, Conventional, FHA, VA	Existing Rent			
Sale Price	\$339,000	Sale Date	04/28/2023	Sellers Contrib	\$4,000	Days On Market	1
						Type of Loan	VA

Presented by: Office Name

United Realty Group

Agent Johnny Williams S.0194998

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



ML# **2541564** Status **A-ER** L/Price **\$360,000**
 Offc **ERES** PubID **238140** List Agent a REALTOR? **Y** VTour **Y**
 Bldr Model LP/SqFt **\$324**
 County **CLARK** Parcel# **125-28-710-073** City/Town **Las Vegas**
 Prop Desc CondoConv State **NV**
 Type **DETACHD** Unit Desc Studio
 Subdiv **Cimarron Village North** Subdiv#
 Community **NONE** Short Sale **N** ForeclosureCommenced **N** Repo/REO **N**
 Assc/Comm **CC&RS, Not Age Restricted, Park, Pet Park**
 Zoning **Single Family** YrBuilt **1998/RE** MH Yr Blt
 Elem K-2 **ALLE** Elem 3-5 **ALLE** YrRound Junior **EDMU** HighSch **CENT**
 DOM **18**

7864 /Quill Gordon /Avenue Unit Building # Zip **89149**

GENERAL INFORMATION **FB** **3/4** **HB** **Tot**

Bldg Desc **1STORY** #Bedrms **3** #Baths **2** **0** **0** **2**
 Garage **2/Attached, Entryto House** Conv Carport **0**
 AppxLivArea **1,110** ApprxTotalLivArea **1,110** #Acres +/- **0.090** #Den/Oth **0** #Loft **0**
 ApxAddLivArea AddLivAreaDesc
 Roof **Tile** Lot SqFt **3,920** Parking Desc
 Private Spa **No** Lot Desc **Under 1/4 Acre**
 Private Pool **N** Pool Size +/- Heated Pool
 Multi Gen:

Dir **From 95 and Ann. Head west on Ann. North on Cimarron. East on Mayfly. South on Red Gull. East on Quill Gordon to home on the left.**

Remarks **Homes don't often become available in this neighborhood, and when they do they go quickly. Discover this rare single-story home in the Northwest. This property welcomes you with a spacious great room featuring a cozy fireplace, perfect for gatherings. The open concept design seamlessly connects the great room, dining area, and kitchen. Step outside to a nice sized backyard and enjoy the serene outdoor space year-round. The landscaping adds natural beauty and requires low maintenance. Enjoy the master suite with an en-suite bathroom. It's also Close to an array of entertainment options and dining experiences. Owner is willing to consider self financing or a purchase as a lease option.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom 11X14 DNSTRS **Primary Bath TUBSHW**
2nd Bedroom 10X11 DNSTRS **3rd Bedroom 11X10 DNSTRS**
Dining Room 10X10 AREA **Kitchen SLDCTP**
Living Room 13X16 FORMAL, FRONT
 MBR Down? **Y** Bed Down **Y** Bath Down **Y** Ba Dn Desc. **Full Bath Downstairs**
 Refrg **Y** Dispos **Y** Dishw **N** Washer Inc **Y** Dryer Inc **Y** DryerUtil **G** Location
 OthApplnces **Microwave** Furn Inc **No** Oven Desc **Stove(G)**
 Interior **Blinds** Constrctn **Frame & Stucco**
 Fireplace **1/Gas** Flooring **Luxury Vinyl Plank, Tile**
 Fence **Backyard Full Fenced/Block** Equest **None**

UTILITIES INFORMATION

House Face **South** Miscel **None**
 Exterior **Back Yard Access**
 Landscap **Desert Landscaping**
 Heat Sys **Central** Heat Fuel **Gas** Water **Public**
 Cool Sys **Central** Cool Fuel **Electric** Grd Mounted Sewer **Public**
 Utility Info **220 In Garage/Shop** Energy **None**

FINANCIAL INFORMATION

AsscFee **Y** AssocName **Cimarron Village N** Assoc Ph **702-531-1382** Mast Plan Fee **\$0**
 AsscFee1 **\$22/M** Earn Dep **\$4,000** Assessmt **N** Assessment Amt
 AsscFee2 Annual Taxes **\$1,529** SID/LIDTotal SID/LID Annual
 TotMnthlyHOA **\$22** Finance Consid **Cash, Conventional, FHA, Lease Option, Owner Will Carry, VA** Existing Rent

Presented by: Office Name **United Realty Group** Agent Johnny Williams S.0194998