

**FOR SALE**



## 2 Bed/ 2 Bath/ Nice Price

3450 Erva St #257 , Las Vegas NV 89117

MLS:2536702    PRICE:\$233,000.00

**Bedrooms:** 2  
**Full Baths:** 2  
**HOA:** 258 month  
**Sqft:** 882

**Subdivision:** Lakeview Condo  
**Year Built:** 1990  
**Parking:** 1 Car  
**Floors:** 1

### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Tile floor
- ❑ Refrigerator
- ❑ Dryer
- ❑ Central heat
- ❑ Living room
- ❑ Stove/Oven
- ❑ Laundry area - inside
- ❑ Fireplace
- ❑ Dining room
- ❑ Washer

### PROPERTY DESCRIPTION:

Comfy Condo & great location in Town. 2 Bedrooms/2 Full Baths on separate sides of the Unit. Living Room/Dining Room combo with wood-burning fireplace & mantel. Storage closet adjacent to Unit. New carpet installed April 2023. Freshly painted 2021. New tile in Kitchen and shutters installed 2020. Community pool, spa, tennis, park area.

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