



**FOR SALE**



### Gated Community

12116 Montura Rosa Place , Las Vegas NV 89138

MLS:2609893    PRICE:\$769,000.00

**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 1  
**Lot Size:** 5227  
**Sqft:** 2534

**Subdivision:** Granada at Summerlin  
**Year Built:** 2004  
**HOA:** 100 month  
**Parking:** 3 Cars  
**Floors:** 1

#### PROPERTY FEATURES:

Central A/C	Central heat	Fireplace
Walk-in closet	Family room	Office/Den
Dining room	Dishwasher	Refrigerator
Stove/Oven	Microwave	Granite countertop
Stainless steel appliances	Washer	Dryer
Laundry area - inside	Balcony, Deck, or Patio	Yard

#### PROPERTY DESCRIPTION:

Pride of ownership in this beautifully maintained home. 3 Bedrooms, 2 1/2 Baths. Downstairs Bedroom is currently used as a 4th Bedroom...perfect option for Den, Office or Bedroom. Kitchen offers abundant counter space, island with sink, double oven, microwave, walk-in pantry, large area for table set. Great Room has a built-in wall unit & gas fireplace. Wood laminate floors throughout living areas. Upstairs Loft with built-in unit. Primary Suite with balcony. Courtyard access between Dining Room, Den & Hallway. Private, covered patio in yard.

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