

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. 4 Bedrooms, 2 1/2 Baths. 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. 2022 - outside of home painted, new garbage disposal. 2023 - new washer & dryer, inside of home painted. 2024 - KB doors replaced garage spring. Gated community in desirable West Summerlin...close proximity to Downtown Summerlin shopping, restaurants, VGK hockey arena & Aviators baseball field. Welcome home!



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Mary Ulasewicz
Realty One Group
Phone: 702.630.2621
mary@maryulas.com
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