



## 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](mailto:mary@maryulas.com)  
[My Website](#)

