

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