



**Clark County**  
**822 FIRTH AV**

**\$ 799,000**  
**Ref #: 1412694**

Status: ER Bldg #: Listing Agent a Realtor? Y  
 Zip Code: 89015 Subdivision: None  
 Bedrooms: 4 Studio: Zoning: Horses Permitted /Sin  
 Baths: 1 / 2 / 1 Builder: Condo Conv:  
 Community: None Short Sale: N Foreclosure Commenced: N  
 AppxLivArea: 4,007 Year Built: 1993 / RE Repo/REO: N  
 ApprxAddLivArea: 0 ApprxTotLivArea: 4,007 PropSubtype: SFR  
 Lot SqFt: 89,734 Acres: 2.060 City/Town: Henderson State: NV  
 Elem K-2 SEWE Elem 3-5 SEWE YrRound: N Junior: BROW High: BASI

Click here for map view

Virtual Tour: <http://instatour.propertypanorama.com/instaview/las/1412694>

Once in a life-time opportunity to own a property like this! Breath-taking unobstructed strip view. Mountain views. Horselovers paradise ft: M & D Barn with 9 stalls (5 indoor & 4 outdoor), 125x250 ft full arena (for roping/other sport), round pin. New outdoor Granite Bar ft: Sink, fridge, Built-in BBQ. Sep. Firepit. The basement has been converted to the "additional living space/Casita".

Bldg Desc:	One Story/ Basement			MstBdrm:	25x21 / Ceiling Fan, Mbr Separate From
Unit Desc:					Other , Mbr Walk-In Closet
Living:	26x15 / Vaulted Ceiling, Formal , Sunken , Entry Foyer			2nd Bed:	13x11 / Ceiling Fan
#Den/Other:	0	DenDim:	#Loft: 0	LoftDim:	
Dining:	17x11 / Formal Dining Room, Living Room/D			3rd Bed:	14x12 / Ceiling Fan
Kitchen:	Breakfast Bar/Counter, Custom Cabinets, Garden Window , Granite Countertops , Island			4th Bed:	14x12 / Ceiling Fan
Family:	22x15 / Separate Family Room			MstBath:	Double Sink, Make Up Table, Separate Shower , Tub With Jets
Refrig:	Y	Oven/Range:	Stove (E)	Oth Appl:	Wine Refrigerator , Microwave , Water Conditioner-Owned
Disposal:	Y				
Dshwshr:	Y	Oven Fuel:		Interior:	Ceiling Fan(s) , Pot Shelves , Shutters , Skylight(s)
DryerUtil	G	Location	1STFLR		
Washer Incl	Y	Dryer Incl	Y		
Flooring:	Tile, Carpet			Fireplace:	2 / Gas
Constr:	Frame & Stucco , Rock Front			Roof:	Tile Like
Exterior:	Built-In Barbecue , Back Yard Access , Circular Driveway , Covered Patio , Patio , Private Yard			Faces:	West
				Grg Conv:	N
Garage:	3 / Attic Storage/Ladder , Detached , Finished Interior , Tandem			Carport:	0
Private Pool:	N			Pool Size:	
				Private Spa:	N
Lot Desc:	1 to 5 Acres , Horses Permitted , Paved Road , RV			Fence:	Property Fully Fenced / Vinyl
Landscape:	Drip Irrigation/Bubblers , Desert Landscaping , Mature Landscaping			Equest:	Arena , Stalls/Corral
				Miscell:	None
Heat Sys:	Central , Two or More Units			Cool Sys:	2 or More Central Units , Central
Heat Fuel:	Gas			Cool Fuel:	Electric
Utility Info:	Cable TV Wired , Satellite Dish , Underground Utilities			Energy:	Dual Pane Windows
Sewer:	Septic			Water:	Public
Assoc/Comm:	NONE			Ann Taxes:	\$ 3,769
				Assoc Fee:	
Financing Considered:	Cash, Conventional			Existing Rent:	

Directions: I-215 towards Henderson, Take Lake Mead, Right onto Berlin, 1st R onto N. Pueblo Blvd, 2nd Left onto Essex Ave, 1st R onto Emden, 1st R onto Firth Ave, 822 on Right