



ML# 1427519 Status ER Area 405 L/Price \$195,000  
 Offc AMEG05 PubID 003422 Listing Agent a Realtor? Y  
 Bldr Model \$/SQFT \$111  
 County CLARK Parcel# 137-01-214-017 City/Town Las Vegas  
 Prop Desc Condo Conv State NV  
 Type DETACHED Unit Desc Studio  
 Subdiv MONUMENT AT LONE MOUNTAIN-UNIT Subdiv#  
 Community LONEMTN Short Sale N Foreclosure Commenced N Repo/REO N  
 Assoc/Comm CCRS GATED PLAYGRD NOTAGER  
 Zoning Single-Family YrBuilt 2003 / Resale  
 Elem K-2 CONN Elem 3-5 CONN YrRound N Junior LEAV HighSch CENT  
 Unit Bldg # Zip 89129

Click here for map view

10400 /S /WAKING CLOUD AV

Virtual Tour <http://instatour.propertypanorama.com/instaview/las/1427519>

GENERAL INFORMATION					FB	3/4	HB	Tot
Bldg Desc	1STORY	#Bedrooms	3	#Baths	2	0	0	2
Garage	2 /Attached /Auto Door Opener(s) /Entry to House	Converted	N	Carport	0			
AppxLivArea	1,757	AppxAddLivArea	0	AppxTotalLivArea	1,757	#Acres +/-	0.12	#Den/Oth 0 #Loft 0
Roof	Tile Like	Lot SqFt	5,227	DenDim		LoftDim		
Private Spa	N	Lot Descrip	Under 1/4 Acre					
Private Pool	N	Pool Size +/-						

D: From 215 take Cheyenne/Cliff Shadows exit, Cheyenne turns into Cliff Shadows, R at Stange, thru gate, 1st right, one more right, house is on the corner

R: Gorgeous 1 story home on a corner lot, with views of the mountains from most windows, easy access to the 215, wonderful open floor plan, tasteful rock landscaping, in gated community, sellers can move fast!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living 16x12 /Front 2nd Bdrm 11x10 Ceiling Fan /TV/Cable  
 Dining 10x9 /Living Room/Dining Combo  
 GreatRm N  
 Kitchen Island /Laminate Countertops /Lighting Recessed /Linoleum/Vinyl Fl 3rd Bdrm 11x10 Ceiling Fan /TV/Cable  
 Family 16x13 /Separate Family Room  
 MBR 20x14 /Ceiling Fan /Mirrored Door Closet 4th Bdrm  
 MB Bath Double Sink /Shower Only  
 DryerUtil Gas Location 1STFLR / ROOM Washer Inc Y Dryer Inc Y 5th Bdrm  
 Refrig Y Disposal Y Dishwasher Y Bed Down Y Bath Down Y, F  
 Oth Appliances Microwave Oven Stove (G)  
 Interior Blinds /Ceiling Fan(s) /Drywall Construc Frame & Stucco  
 Fireplace 1 /Gas Flooring Carpet /Linoleum/Vinyl  
 Fence Backyard Full Fenced /Brick Equest None

#### UTILITIES INFORMATION

Hse Faces South Miscel None  
 Exterior Back Yard Access /Covered Patio /Patio  
 Landscape Drip Irrigation/Bubblers /Desert Landscaping /Front Sprinkler System /Rock/Gravel Landscaping  
 Heat Sys Central Heat Fuel Gas Water Public  
 Cool Sys Central Cool Fuel Electric Ground Mounted Y Sewer Public  
 Util Info Cable TV Wired /Underground Utilities Energy Low E-Windows

#### FINANCIAL INFORMATION

Assoc Fee Y Assoc Name MONUMENT AT LONE MOU Assoc Ph 702-215-5077 MastrPlanFee \$ 0  
 Assoc Fee 1 \$ 42/Monthly Earnest Deposit \$3,000 Assessment N Assessmt Amt  
 Assoc Fee 2 Ann Taxes \$1,505 SID/LIDTotal SID/LID Annual  
 Financing Consid Cash, Conventional, FHA, VA Existing Rent

Presented by: Forever 99 Realty

Agent: Linda Wang /702-824-2074

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED