



ML# 801221 Status ER Area 505 L/Price \$366,000
 Offc RUTH02 PubID 205714
 Bldr Model \$/SQFT \$ 172
 County Clark County Parcel# 177-31-516-025
 Prop Desc Condo Conversion N
 Type DETACHED Unit Desc Studio N
 Subdiv BELLA VICENZA AT SOUTHERN HIGH Subdiv# 8888
 Community SHIGHLANDS
 Assoc/Comm CCRS/ GATED/ JOGGING/ COMWALL
 Zoning Single-Family YrBuilt 2002 / Resale
 Elem K-2 RIES Elem 3-5 RIES YrRnd Y Junior TARK HighSch SIER

4197 /BOTTIGLIA AV Unit Bldg # Zip 89141

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	1STORY	#Bedrooms	4	#Baths	2	0	0 2
Garage	3 /Attached /Auto Door Opener(s) /Entry to House /Fin	Converted	N	Carpport	0		
Appx SqFt	2124	#Acres +/-	0.17	#Den/Oth	0	#Loft	0
Roof	Pitched /Tile Like	Lot SqFt	7,266	DenDim		LoftDim	
Private Spa	N	Lot Descrip	Under 1/4 Acre /Cul-De-Sac /Paved Ro.				
Private Pool	N	Pool Size +/-					

D: from Blue Diamond, south on Decatur past Cactus, left (east) on Sommerset Hills, Left into Bella Vicenza through gate, right on Genoa, left on Spezia

R: 1 story energy efficient, premium cul de sac pool size lot,custom desert landscaping,like new cond, many upgrades,laminate flooring t/o, attic radiant barrier, solar screens, cellular shades, 7 high end ceil fans, insulated gar door & H2O htr, electrostatic air filter, TWO walk in closets in MBR dedicated com lines,meticulously maintained

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living	17x15 /Vaulted Ceiling /Formal /Front	2nd Bdrm	15x10 Ceiling Fan /Telephone Jack
Dining	15x12 /Living Room/Dining Combo		
GreatRm	Y/ 24x15/ ENTCTR		
Kitchen	Breakfast Bar/Counter /Man Made Wood or Laminate Flooring /Brea	3rd Bdrm	13x10 Ceiling Fan
Family	/None		
MBR	21x15 /Ceiling Fan /Master Bedroom Downstairs /Mbr Separate Fror	4th Bdrm	15x10 Ceiling Fan
MB Bath	Double Sink /Shower Only /Tub		
DryerUtil	Gas Location ROOM Washer Inc N Dryer Inc N	5th Bdrm	
Refrig	N Disposal Y Dishwasher Y Bed&BthDown F		
Oth Appliances	Built-In Microwave	Oven	Cooktop (G)
Interior	Alarm System-Rented /Blinds /Ceiling Fan(s) /Pot Shelves	Construc	Frame & Stucco
Fireplace	1 /Gas	Flooring	Man made wood or Laminate
Fence	Backyard Full Fenced /Block	Equest	None

UTILITIES INFORMATION

Hse Faces	North	Miscel	Home Protection Plan
Exterior	Barbeque Stub /Back Yard Access /Private Yard /Covered Patio		
Landscape	Desert Landscaping /Drip Irrigation/Bubblers /Mature Landscaping /Rear Sprinkler System /Rock/Gravel L.		
Heat Sys	Central	Heat Fuel	Gas Water Public
Cool Sys	Refrigeration /Central	Cool Fuel	Electric Ground Mounted Y Sewer Public
Util Info	Cable TV Wired /Cable Wired /Underground Utilities	Energy	Dual Pane Windows /Solar Screens

FINANCIAL INFORMATION

Assoc Fee	Y	Assoc name	Southern Highlands	Assoc Ph		MastrPlanFee	\$ 0/None
Assoc Fee 1	\$ 28/Monthly			Assessment	N	Assessmt Amt	
Assoc Fee 2	\$ 55/Monthly	Ann Taxes	\$2,304	SID/LID Total	\$ 4,947	SID/LID Annual	\$ 710

Presented by:
Ruthe Realty

Agent:
Elena Miller