



ML# 794349 Status ER Area 302 L/Price \$269,900  
 Offc RUTH02 PubID 205714  
 Bldr Model \$/SQFT \$ 164  
 County Clark County Parcel# 161-30-115-035  
 Prop Desc Condo Conversion N  
 Type DETACHED Unit Desc Studio N  
 Subdiv VALLE GRANDE EST #06 Subdiv# 4825  
 Community NONE  
 Assoc/Comm NONE  
 Zoning Single-Family YrBuilt 1977 / Resale  
 Elem K-2 TOMI Elem 3-5 TOMI YrRnd N Junior CANN HighSch DELS

3619 /LA JUNTA DR

Unit Bldg # Zip 89120

GENERAL INFORMATION

				FB	3/4	HB	Tot
Bldg Desc	1STORY	#Bedrooms	3	#Baths	1	1	0 2
Garage	2 /Attached /Auto Door Opener(s) /Entry to House /ExtConverted		N	Carpport	0		
Appx SqFt	1640	#Acres +/-	0.19	#Den/Oth	0	#Loft	0
Roof	Pitched /Tile Like	Lot SqFt	8,330	DenDim		LoftDim	
Private Spa	N	Lot Descrip	Under 1/4 Acre /RV Parking /Paved Ro				
Private Pool	N	Pool Size +/-					

D: From Tropicana and Eastern continue east past Pecos to Pearl, turn right or south on Pearl then left on La Junta, 2nd house in on south

R: Remarkably Impressive, looks like a 2007 home, new roof, new flooring,new dual pane low E windows, New front landscaping, Pond in rear yard, new paint,RO and Instant Hot water, 6 ceiling fans, new microwave, solid surface self cleaning oven, refrig with icemaker, all window treatments, RV PARKING, 2 fireplaces 1 gas 1 wood great floorpl

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living	20x15 /Vaulted Ceiling /Entry Foyer /Formal /Rear	2nd Bdrm	12x10 Ceiling Fan /Downstairs
Dining	13x10 /Formal Dining Room		
GreatRm	N		
Kitchen	Brick Flooring /Pantry /Lighting Track /Solid Surface Countertops	3rd Bdrm	11x10 Ceiling Fan /Downstairs
Family	14x13 /Separate Family Room /Downstairs		
MBR	16x12 /Ceiling Fan /Master Bedroom Downstairs /Mbr Walk-In Close	4th Bdrm	
MB Bath	Shower Only		
DryerUtil	Electr Location ROOM Washer Inc Y Dryer Inc Y	5th Bdrm	
Refrig	Y Disposal Y Dishwasher Y Bed&BthDown F		
Oth Appliances	Built-In Microwave /Water Conditioner-Looepe /Water Filtering SOven Stove (E)		
Interior	Alarm System-Wired /Blinds /Ceiling Fan(s) /Window Coverings /Drapes	Construc	Frame & Stucco
Fireplace	2 /Gas /Wood Burning	Flooring	Carpet /Tile /Man made wood or Laminate
Fence	Backyard Full Fenced /Block /RV Gate /Wrought Iron	Equest	None

UTILITIES INFORMATION

Hse Faces	North	Miscel	None
Exterior	Barbeque Stub /Back Yard Access /Covered Patio /Private Yard /Secured Entry /Porch /Courtyard		
Landscape	Desert Landscaping /Rear Lawn /Rear Sprinkler System /Rock/Gravel Landscaping /Side(s) Sprinkler System		
Heat Sys	Central	Heat Fuel	Gas Water Public
Cool Sys	Central /Refrigeration	Cool Fuel	Electric Ground Mounted N Sewer Public
Util Info	Cable TV Wired /Underground Utilities	Energy	Dual Pane Windows /Low E-Window

FINANCIAL INFORMATION

Assoc Fee	N	Assoc name	Assoc Ph	MastrPlanFee	\$ 0/None
Assoc Fee 1			Assessment	N	Assessmt Amt
Assoc Fee 2		Ann Taxes	\$1,238	SID/LID Total	SID/LID Annual

Presented by:  
Ruthe Realty

Agent:  
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