



ML# 859035 Status ER Area 301 L/Price \$479,900
 Offc AMEG01 PubID 096553 \$/SQFT \$436
 Bldr/Manf Model
 County Clark County Parcel# 162-09-616-297
 Twnshp 21 Range 61 Section 9
 Prop Desc
 Subdiv SKY LAS VEGAS Subdiv#
 Community NONE
 Assoc/Comm CCRS/GRDGATD/EXERCRM/RECROOM/POOL
 Zoning Multi-Family YrBuilt 2006 / Resale
 Elem K-2 PARK Elem 3-5 PARK YrRnd N Junior FREM HighSch CLAR #I 1

2700 /S /LAS VEGAS BL

Unit 3107 Zip 89109

Virtual Tour

GENERAL INFORMATION

				FB	3/4	HB	Tot
Bldg Desc	HIGHRIS	#Bedrms	2	#Baths	2	0	0 2
Garage	1 /Attached	Conv	N	Carpport	0		
Appx SqFt	1,100	#Acres +/-		#Den/Oth	0	#Loft	0
Roof	Asphalt			Lot SqFt	0		
PvSpa	N	Lot Descrip	None				
PvPool	N	Pool Size +/-					

D: LOCATED ON LAS VEGAS BLVD, SOUTH OF SAHARA, GUARD GATE ENTRANCE ON WEST SIDE OF LAS VEGAS BLVD; GUARD WILL DIRECT

R: ON THE LAS VEGAS STRIP!!! BEAUTIFUL AMENITIES AND MORE; WON'T LAST AT THIS PRICE!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living	13X12 /Entry Foyer	2ndBd	10X11
Dining	9X12 /Dining Area		
GreatRm	N		
Kitchen	Pantry	3rdBd	
Family	/NONE		
MBR	11X16 /Mbr Separate From Other	4thBd	
MB Bath	Tub With Jets		
DryerUtil	Both Loc CLOSET	Washer Inc N	Dryer Inc N
Refrig	N Disposal N Dishwasher N	Bed&BthDown F	Oven Desc Built-In Oven (E)
Oth Appliances	None		Construction Frame & Stucco
Interior	Drywall		Flooring Carpet
Fireplace	0		Equest None
Fence	None		

UTILITIES INFORMATION

Hse Faces	E	Miscel	None
Exterior	None		
Landscape	Desert Landscaping		
Heat Sys	Central	Heat Fuel Gas	Water Public
Cool Sys	Central	Cool Fuel Electric	Ground Mounted Y Sewer Public
Util Info	Underground Utilities		Energy

FINANCIAL INFORMATION

Assoc Fee	Y	Assoc Name SKY	Assoc Ph 702-669-3160	MastrPlanFee \$0
Assoc Fee 1	\$450 /Monthly	Ann Taxes \$6389	Assessment N	Assessmt Amt
Assoc Fee 2			SID/LID Total	SID/LID Annual
Presented by: Elite Realty			Agent: June Stark	

CLARK COUNTY PROPERTY

Parcel # 162-09-616-297 Address 2700 S LAS VEGAS BLVD 3107
 PropCity WINCHESTER TOWN Zip Cd
 TN-RG-SE 21- 61.0- 9 Tax Dist ReAssd 2008
 Tot Value \$218,363 Land Use 1708000001/CON Update 09/10/08
 GEO Id PT S2 NE4 21-61.0-9 Status

ASSESSOR DESCRIPTION

File-Page PB 0135-0052 Subdivision / SKY LAS VEGAS
 Assr Lot Block Phase Bldg Unit 3107
 Assr Apt Parcel Area Tract Outlot
 Assr Desc SKY LAS VEGAS PLAT BOOK 135 PAGE 52
 UNIT 3107

OWNER & DOC INFORMATION

Owner Name	HOMESALES INC DELAWARE	ETAL	DOC DATE	DOC NUMBER	DV	MUL
2nd Owner		N	04/03/08	2008040303406		0
Address (D)	8333/ RIDGEPOINT/ DR/ 1		05/10/07	2007051004720	N	0
City	IRVING	State	TX	Zip Code	75063- 5812	
Prev Owner	HABATI YOUNES					
Own Phone				Tenant Phone		

LAND & BUILDING INFORMATION

Land Value	\$128625				Nuisance
FrontxDpth					
Acres		Irregular	Adq Parking		Str Lights
Lot SqFt		Undrg Util	Rec Area		Curb Guttr
Topography		Str Paved	Sidewalks		Traffic
Schools		View			Landscapng
Shopping			Metro Map	54 - F3	Area 301
Impr Value	\$89,738	Act Yr Blt 2006	Carpet	80 %	Tot Rooms 4
Type Style	1 STRY CON	Eff Yr Blt 2006	Ceramic TI	20 %	Bedrooms 2
Architectr		Cost Class GOOD	Vinyl Tile		Bathrooms 2.00
Ext Wall	MSR CONCRT	Units 1	Hardwood		Family Rms
Roof Matrl	BUILT UP	Home Auto	Centrl Vac	N	Formal Din N
Flooring	CONC	Security Y	Bl Refrig	N	Fireplaces
Heat System	FORCE AIR	Intercom N	Bl Micro	Y	Garbg Disp
Air Cond	CENT COOL	Range Fan	Trash Cmpt	N	Dishwasher
Centrl Air		Range Oven			

PROPERTY SUB-AREAS SQ-FT

LivingArea	1100	First Flr	1100	Porch 1	83	Garage
Building 1	1100	Second Flr		Porch 2		Carport
Total Bldg	1100	Abv Second		Porch 3		Storage
Pool (N)		Basement F		Paving 1		Deck
Fence		Basement U		Paving 2		

EXTRA FEATURE INFORMATION

Pool Heatr	N	Tennis Cts		Prch/Patio		Sprinklrf	NONE
Jacuz/SepJ	N	Tns Lights	N	Prch Cover		SprinklrfR	
Deck	NONE	Tns Fence	N	Prch Deck	1	Other	
Fence		Oth					

SALES & LOAN INFORMATION

	PRICE	DATE	TYPE	PCT OWN	DT	
MLS Sale						
County 1	\$529,674	04/01/08	T/TRUSTEES DEED			
County 2	\$659,454	05/01/07	R/RECORDED VALUE			
County 3	\$90,000,000	03/01/07	M/MULTIPLE PARCEL SAL			
			LOAN AMOUNT	LENDER	TYPE INT TITLE	
					1643	
	TOTAL TAX	TOTAL ASSD	IMPRV	LAND	PERS PROP	YEAR EXEMPTION
Curr	\$6389.30	\$218,363	\$89,738	\$128,625		2009
Prev	\$6072.51					2008
T Rate	2.9260	Tot SA Bal			PP Codes	
Delinq		Transfer/R			Deeded/R	

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

09/22/08

10:20 PM