



Vegas Invest LLC welcomes you to have a look at this special condo property in Las Vegas ...

Property Sales Price: 445.000 \$

Property Description:

Highly upgraded condo on the 31st floor, great views of Downtown and the Strat. Upgraded Floors, new lighting, full size Washer and Dryer and more. The Tower recently upgraded the lobby and business center. This is a great opportunity to own a piece of the Las Vegas strip, just steps from the brand new 4.3 Billion dollar Resorts World/Hilton Hotel casino opening in 2021. The North Strip is exploding with New projects, the time to Buy is now.

Primary Features

Year Built: 2006

Interior Features

Bedrooms Total Possible Number: 1
Cooling Description: Building
Cooling Fuel: Electric
Dishwasher: yes
Dishwasher Description: Built-In
Disposal: yes
Dryer Included: yes
Dryer Utilities: Electric
Energy Description: Low E-Windows
Half Baths: 1
Heating Description: Central
Heating Fuel: Electric
Hot Water: Building Boiler
Interior: Blinds, Ceiling Fan(s), Windows Coverings Throughout
Number of Pets: 2
Other Appliance Description: Microwave
Oven Description: Convection Oven, Cooktop(E), Stainless
Refrigerator: yes
Refrigerator Description: Built-In
Room Count: 2
Spa: no
Total Floors: 41
Unit Pool Indoor: no
Unit Spa Indoor: no
Utility Information: All Electric, Cable TV Wired, No Gas
Washer/Dryer Description: Stack
Washer/Dryer Location: Closet



External Features

Building Description: High-Rise
Built Description: RESALE
Exterior Description: Terrace
Gated: yes
Number of Parking Spaces Included: 1
Number of Terraces: 2
Parking Description: Assigned Covered Parking, Valet Parking
Parking Level: 2
Primary View Direction: North
Private Pool: no
Security: 24 Hours, Cameras, Roving
Services Available On Site: Business Center, Cable, Concierge, Exercise Room, Internet, Social Calendar
Terrace Location: Bedroom, Living Room
Terrace Total SqFt: 100
Views: City View, Mountain View

Additional

Age Restricted Community: no
Association Features Available: BBQ Area, Business Center, CC&RS, Concierge, Firepit, Fitness Center, Guard Gated, Guest Parking, Not Age Restricted, Pet Park, Pet Restrictions, Pool, Pool Cabanas, Security, Social Calendar, Theatre Room
Condo Conversion: no
Contingency Description: Other
Converted to Real Property: no
Court Approval: no
Green Building Certification: no
Leed Certified: no
Listing Agreement Type: Active-Exclusive Right
Litigation: Unknown
On Site Staff: 1
On Site Staff Includes: Cleaning Service, Concierge, Guard, Valet
Parking Space ID Number: TBD
Pet Description: Quantity Limit, Weight Limit
Pets Allowed: yes
Power On/Off: Power ON
Range: 61
Realtor: no
Weight Limit: 50
Year Round School: no



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Location Information

Area: 301 - South
Census Tract: 1100
Elementary School 3-5: Park John S
Elementary School K-2: Park John S
Elevator Floor Number: 31
High School: Clark Ed. W.
Jr High School: Fremont John C.
Location: STRIP

Financial Details

Annual Property Taxes: 2295 \$
Assessment: no
Association Fee: yes
Association Fee 1 Monthly/Quarterly: None
Association Fee Includes: Garbage Pickup, Internet, Management, Security(Could include Gated/Guard Gated/Roving), Taxes, Water
AVM: yes
Current Price: 285000,00 \$
Earnest Deposit: 5000,00 \$
Financing Considered: Cash, Conventional
HOA Minimum Rental Cycle: Monthly
Home Protection Plan: no
Master Plan Fee Amount: 546
Master Plan Fee Monthly/Quarterly: Monthly
Owner Licensee: No
Ratio Current Price By SqFt: 294 \$
Repossession/REO: no
Short Sale: no
SID/LID: no
Subject to FIRPTA: no

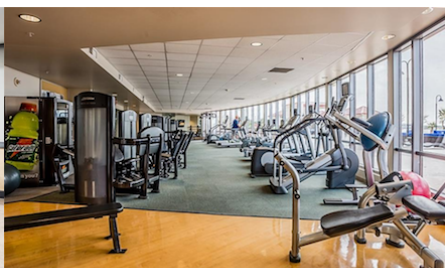
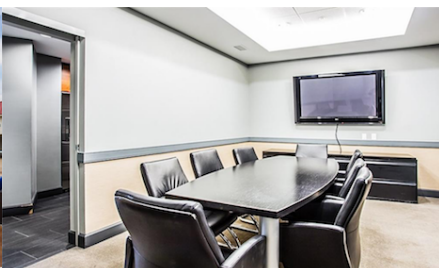
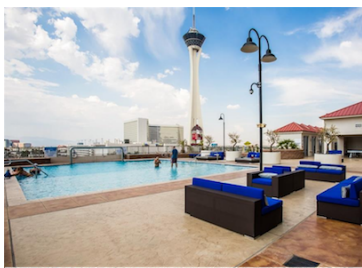
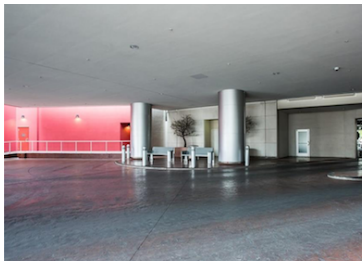


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