

## Beautiful spacious unit on the largest lot

8773 Carlitas Joy Ct, Las Vegas, NV 89117

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.216.4663



### LUXURY HOME DESCRIPTION

This beautiful spacious unit sits on the largest lot in privately gated Laguna Bay Townhomes subdivision of The Lakes in Las Vegas and boasts 3 large bedrooms, 3.5 bathrooms, 2 car attached garage, vaulted ceilings and Rolladen security shutters. This unit is a B Model, Phase II which includes several upgrades such as Low-E glass, upstairs vaulted ceilings, a workshop area in the garage with a window and 220v electrical service. The elegant entry reflects the openness of the foreplan with a formal living room, a family room and a master retreat with a balcony that overlooks the serene, beautifully landscaped backyard. Laguna Bay Townhomes are situated adjacent to a family park and have a community pool & spa, walking paths, access to a private boat dock for lake access and 24 hour security patrol and are in close proximity to Red Rock Conservation Area, Desert Breeze Park, Downtown Summerlin Mall, retail shopping and just 20 minutes from the Las Vegas Strip. Endless possibilities at an affordable price!

MLS#: 1959664

PRICE: \$459,000

APPRX. SQ. FT: 3,119 sq.ft

LOCATION: The Lakes/Laguna Bay Townhomes

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 3.5

POOL: No

GARAGE SIZE : 2

### FEATURES

Full Address of property:

8773 Carlitas Joy Ct, Las Vegas, NV 89117

Property Type	Residential	Baths Full	3
Property Sub Type	Townhouse	Baths Half	1
Building Description	2 Stories	Approx Liv Area	3,119
Garage	2	Year Built	1998
County	Clark County	# Acres	0.12
City/Town	Las Vegas	Lot Sqft	5,227
Beds Total	3		
Baths Total	4		

### Interior Features

Flooring Description  
Interior  
Fireplaces  
Exterior / Construction

### Lot Description

Land Use  
Construction Description  
Exterior Description  
Roof Description  
Garage Description

Carpet, Ceramic  
Alarm System-Owned  
1

Under 1/4 Acre  
Res-Townhouse  
Frame & Stucco  
Balcony, Private Yard  
Pitched, Tile  
Attached, Auto Door  
Opener(s), Entry to House

Parking Description

### Utility Information

Sewer  
Heating Description  
Water

Garage/Private

Public  
2 or More Units, Central  
Public

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