

400 Available now Room for Sublet

Location **Nevada**
<https://www.genclassifieds.com/x-733103-z>



One unfurnished room in my home is available for rent. Male roommate preferred. The home is located at W. Cheyenne/215, less than five minutes to the highway in a quiet, gated community. My name is David. I am 36 years old, an attorney and musician, and a laid back person. I would expect/hope for the same in a housemate. I am open to someone who keeps separate hours as me as long as the noise level does not become an issue. The room is not open to couples or party animals, though houseguests are welcome within reason so long as they have their own places to live. I currently travel quite a bit for work and take personal trips somewhat regularly. No pets - sorry..I'm allergic to cats and not a big fan of animal hair in the house. No smokers. No hard drugs.

Here are the basic details on the house:

Two stories
 4 bdrm, 2.5 bath
 washer/dryer
 2 car garage with some storage space
 pool and in-ground hot tub
 propane grill
 3 minute drive to Wal Mart market, Starbucks, sushi, pub, bank, cleaners, etc.
 15 minutes from Red Rock, Downtown Summerlin, Tivoli Village, Boca Park, Centennial Hills
 25 minutes to DTLV; 30-35 minutes to the strip
 25 minutes to the airport

The room available for rent is 11x14 with a roughly 1.5'x4' nook in one corner, which is great for a dresser, shelves, or small desk. The closet is roughly 3x10 with one shelf. Private bath.

Rent is a flat \$400 per month and includes all utilities (electric, water, gas, trash) except for the internet, which can be worked out depending on what you want to do. Also included is parking space in the garage which is shared with the other residents (community rate), house cleaning service (only once per month) and pool service (only once per month).

The rental term is negotiable, but I would want to lock in at least 6 months. If you are interested or have any other questions please leave contact info and I'll get back to you as soon as possible. Happy!



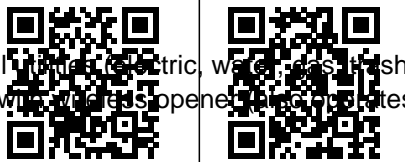
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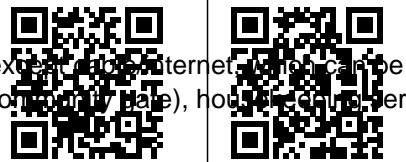
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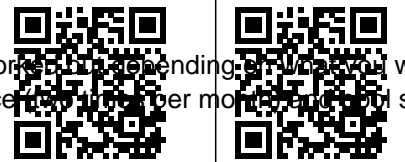
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