








1200 2br (10502 USD)



Location **Nevada**
<https://www.genclassifieds.com/x-564431-z>

Contact info:
Yliana Apply Online: <https://home.cozy.co/apply/20677>
Email to request a showing.
Furnished 2BD 2BA in Gated Community, Flexible Leasing Options1050 E Cactus Ave, Las Vegas, NV
89183\$950/mo | Furnished | Available August 15th or September 1stKEY FEATURES
Year Built: 2001
Sq Footage: 1048 sqft.
Bedrooms: 2 Beds
Bathrooms: 2 Baths
Parking: 1 Carport | Guest parking
Lease Duration: Minimum 3 Months (See Details Below)
Pets Policy: Cats & Dogs OK
Laundry: In Unit
Floor: 2nd
Property Type: Condo

RENTAL FEATURES Living room Dining room Walk-in closet Master bath Range /
Oven Refrigerator Dishwasher Microwave Garbage disposal Balcony, Deck, or Patio Heat: forced air Central
A/C Ceiling fans Cable-ready Hardwood floor Fireplace COMMUNITY FEATURES Gated entry Shared
pool Fitness center Clubhouse Guest parking Covered parking On-street parking LEASE TERMS Minimum 3

 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br	 https://www.genclassifieds.com/x-5-64431-z 1200 2br
--	---	---	---	--	---	---	---	---

Ranch Blvd. Perfect for a graduate student, young professional, or anyone who is relocating to the Las Vegas area and needs flexible leasing options. Renting this furnished unit will save you thousands of dollars, as compared to renting and furnishing an empty unit.

This second floor unit features a spacious floor plan, plenty of storage space, wood laminate flooring in main living areas, tiled kitchen and bathrooms, carpeted bedrooms, balcony, gas fireplace in living room, neutral colors, tastefully decorated with artwork and window coverings throughout. Monthly rent includes water, sewage, and trash. Tenant is responsible for electricity, gas, cable and internet.

This unit is currently occupied and will be available for move-in between August 15, 2015 and September 1, 2015.

KEY FEATURES

• Year Built: 2001

• Sq. Footage: 1048 sqft.

• Bedrooms: 2 Beds

• Bathrooms: 2 Baths

• Parking: 1 Carport

• Gated Community

• Minimum Lease: 3 months

• Smoking Policy: No smoking indoors.

• Pet Policy: Considered on a case-by-case basis. Cats/Dogs only. Under 40 lbs.

• Pet Deposit: \$500 per pet. Maximum 2 pets.

• Security Deposit: \$1000

• Key Deposit: \$50

• Access Card Deposit: \$100

• Gate Opener Deposit: \$100

• Cleaning Deposit: \$150

DESCRIPTION:

• Furnished

• Second Floor Unit

• Cable-Ready

• Central A/C

• Forced-Air Heating

• Built-in Gas Fireplace

• Washer / Dryer

• Balcony

• Pool-View

- â€¢ Community Pool & Jacuzzi
- â€¢ Community Club House
- â€¢ Community Fitness Center

LIVING ROOM:

- â€¢ Television
- â€¢ Entertainment Center
- â€¢ Sectional Sofa & Ottoman
- â€¢ Bookshelf
- â€¢ Ceiling Fan

DINING ROOM:

- â€¢ Square Counter Height Table
- â€¢ 4 Chairs

KITCHEN:

- â€¢ Stove /Oven
- â€¢ Refrigerator
- â€¢ Dishwasher
- â€¢ Garbage Disposal
- â€¢ Microwave
- â€¢ 15-Piece Knife Block Set
- â€¢ Dinnerware & Glassware
- â€¢ 30 Gallon Trash Can
- â€¢ Fire Extinguisher

MASTER BEDROOM:

- â€¢ Queen Sized Bed (incl. comforter, pillows, sheets)
- â€¢ Night Stand
- â€¢ Bookshelf
- â€¢ Dresser
- â€¢ Laundry Basket
- â€¢ Walk-In Closet
- â€¢ Bed-Side Lamp
- â€¢ Ceiling Fan

SECOND BEDROOM:

- â€¢ Queen Sized Bed (incl. comforter, pillows, sheets)
- â€¢ Black Leather Futon
- â€¢ Bookshelf

- â€¢ Large Closet
- â€¢ Dresser
- â€¢ Floor Lamp
- â€¢ Box Fan

BATHROOMS:

- â€¢ Trash Cans
- â€¢ Shower Curtains
- â€¢ Bathroom Mats
- â€¢ Towels

HOW TO APPLY:

1. Please email to request a viewing. Available most weekdays after 5:30 pm, and some weekends.
2. Interested Applicants (and all Co-Applicants) must register on Cozy and complete a rental application:
<https://home.cozy.co/apply/20677>
3. Applicants will have to submit a credit and background check through Cozy (\$35 at Applicant's expense) prior to approval and lease signing, or opt to provide a larger security deposit or several months up front.
4. Landlord will provide a copy of HOA community rules and regulations prior to lease signing.
5. First Month Rent and Deposits due at lease signing, and will be collected through Cozy (other payment methods only with Owner approval).

NEAR: Green Valley Ranch, Seven Hills, Henderson

WITHIN 2 MILES: Albertson's, Trader Joe's, Fresh & Easy, Target, Kmart, restaurants, fast food, shopping, gym,.