

**1200 2br (10502 USD)**



Location **Nevada**  
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### Contact info:

Yliana Apply Online: <https://home.cozy.co/apply/20677>

Email to request a showing.

Furnished 2BD 2BA in Gated Community, Flexible Leasing Options 1050 E Cactus Ave, Las Vegas, NV 89183 \$950/mo | Furnished | Available August 15th or September 1st **KEY FEATURES**

Year Built: 2001

Sq Footage: 1048 sqft.

Bedrooms: 2 Beds

Bathrooms: 2 Baths

Parking: 1 Carport | Guest parking

Lease Duration: Minimum 3 Months

## Pets Policy: Cats

## Laundry: In

Floor: 2nd

**RENTAL FEATURES**Living roomDining roomWalk-in closetMaster bathRange /  
OvenRefrigeratorDishwasherMicrowaveGarbage disposalBalcony, Deck, or PatioHeat: forced airCentral  
A/C  
Ceiling fansCable-readyHardwood floorFireplace**COMMUNITY FEATURES**Gated entryShared  
poolFitness centerClubhouseGuest parkingCovered parkingOn-street parking**LEASE TERMS**minimum 3

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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

- â€¢ Year Built: 2001
- â€¢ Sq. Footage: 1048 sqft.
- â€¢ Bedrooms: 2 Beds
- â€¢ Bathrooms: 2 Baths
- â€¢ Parking: 1 Carport
- â€¢ Gated Community
- â€¢ Minimum Lease: 3 months
- â€¢ Smoking Policy: No smoking indoors.
- â€¢ Pet Policy: Considered on a case-by-case basis. Cats/Dogs only. Under 40 lbs.
- â€¢ Pet Deposit: \$500 per pet. Maximum 2 pets.
- â€¢ Security Deposit: \$1000
- â€¢ Key Deposit: \$50
- â€¢ Access Card Deposit: \$100
- â€¢ Gate Opener Deposit: \$100
- â€¢ Cleaning Deposit: \$150

#### DESCRIPTION:

- â€¢ Furnished
- â€¢ Second Floor Unit
- â€¢ Cable-Ready
- â€¢ Central A/C
- â€¢ Forced-Air Heating
- â€¢ Built-in Gas Fireplace
- â€¢ Washer / Dryer
- â€¢ Balcony
- â€¢ Pool-View

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- Community Pool & Jacuzzi
- Community Club House
- Community Fitness Center

LIVING ROOM:

- Television
- Entertainment Center
- Sectional Sofa & Ottoman
- Bookshelf
- Ceiling Fan

DINING ROOM:

- Square Counter Height Table
- 4 Chairs

KITCHEN:

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

MASTER BEDROOM:

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

SECOND BEDROOM:

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

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- 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.,