

**1345 3br (22002 USD)**



Location **Nevada**  
<https://www.genclassifieds.com/x-789091-z>

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PLEASE MENTION #23 WHEN CALLING  
THIS PROPERTY IS ONE YEAR MINIMUM LEASE  
REQUIREMENTS :

PLEASE CALL US ONLY IF YOU QUALIFY FOR THIS PROPERTY, WE ARE NOT PRIVATE OWNERS, THANK YOU

1. APPLICATION FORM: We will provide it
2. INCOME VERIFICATION : Current Payroll check Stubs/or Bank statements/or Tax returns (Households or family members will be combine)
3. RENTAL HISTORY : Rental history of at least last year will be verified for each applicant.
4. CREDIT : PLEASE READ VERY CAREFULLY. (NO EXCEPTIONS AT ALL) NO evictions, NO utility collections, NO tax liens, NO landlord collections
5. COPY OF PHOTO ID

**ADDITIONAL SERVICE:** I'm a Real Estate agent and can assist you getting into a Lease option (rent to own) or a Owner Finance (OWC) deal so you can be an owner yourself. I can help more than you can by asking for the details. I can help more than half of you can provide you with the needed information.

CONTACT is located in Las Vegas. Please make sure to dial area code (702). Contact us any time of the night, Thanksgiving or Christmas.

OFFICE: (SPANISH) CALL/TEXT

|       |     |                      |       |
|-------|-----|----------------------|-------|
| ***** | 890 | Property             | ***** |
| ***** | 890 | PROPERTY DESCRIPTION | ***** |

WONDERFUL HOUSE

3 BED + LOFT -  
PRICE: \$1,345

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\*\*\*\* BEAUTIFUL, SPACIOUS 3 BEDROOM HOME WITH LOFT AND DEN. CLOSE TO PARKS AND SCHOOLS, OPEN FLOOR PLAN WITH HIGH CEILINGS, LARGE MASTER BEDROOM WITH SITTING AREA, FIREPLACE AND LARGE WALK IN CLOSET. \*\*\*\*

\*\*\*\* This is a comfortable and spacious 3+ Bedroom house, Close Proximity to nearby parks, schools and shopping. Well maintained clean interior with all the works.

FACTS :

-PETS WELCOME

- LIVING ROOM: 16X13 /Formal/Front

- FAMILY ROOM: 14X12 /Formal/Front

-DIN ROOM: 10X10 /Formal Dining Room

-KITCHEN: Breakfast bar, solid counter-tops, refrigerator, disposal, dishwasher, Range/Oven Gas , microwave, pantry, washer/dryer included and located in Separate Laundry Area

-MASTER BEDROOM: 14X13 / Separate master bedroom, dressing room, sitting room, gas fireplace, Walk in closet//MB Bath: Double sink, separate shower, separate tub

-2nd Bedr: 13X11

-3rd Bedr: 11X11

-DEN: YES

-LOFT: YES

-BATHROOM DOWNSTAIRS: YES

-INTERIOR: Blinds

-EXTERIOR: Spacious backyard, Backyard Full Fenced/Block

-GARAGE: 2 /Attached, Auto Door Opener(s), Entry to House, Exterior Door

UTILITIES INFORMATION : - Central Heating/ Heat Fuel Gas Heating

- Cool Fuel Electric Cooling

- Cable/Satellite Available

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Jules (J.J.) Lehr,  
Honesty, Integrity and Good Results.  
American Realty Properties LLC  
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Don't take chances on your future. If you do not see what you are looking for in this property, please call me as I have a large quantity of properties to offer. My job is not completed until I hand you the keys and see you smiling.