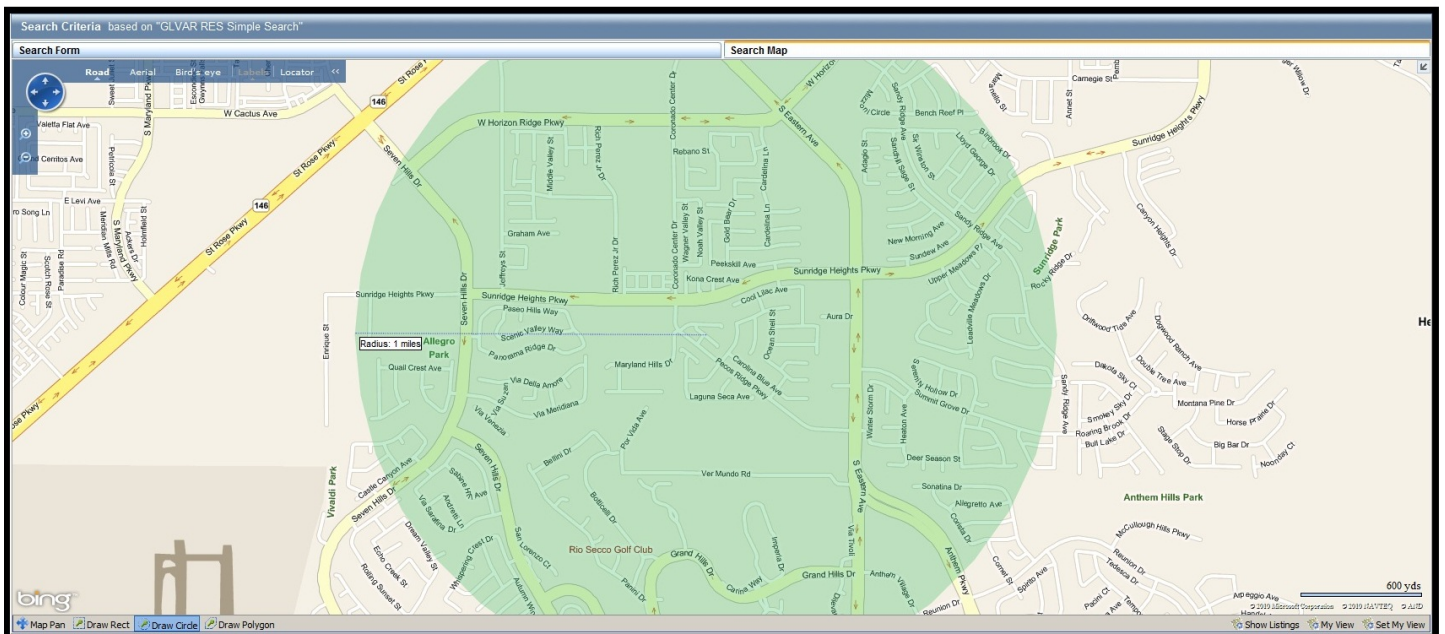
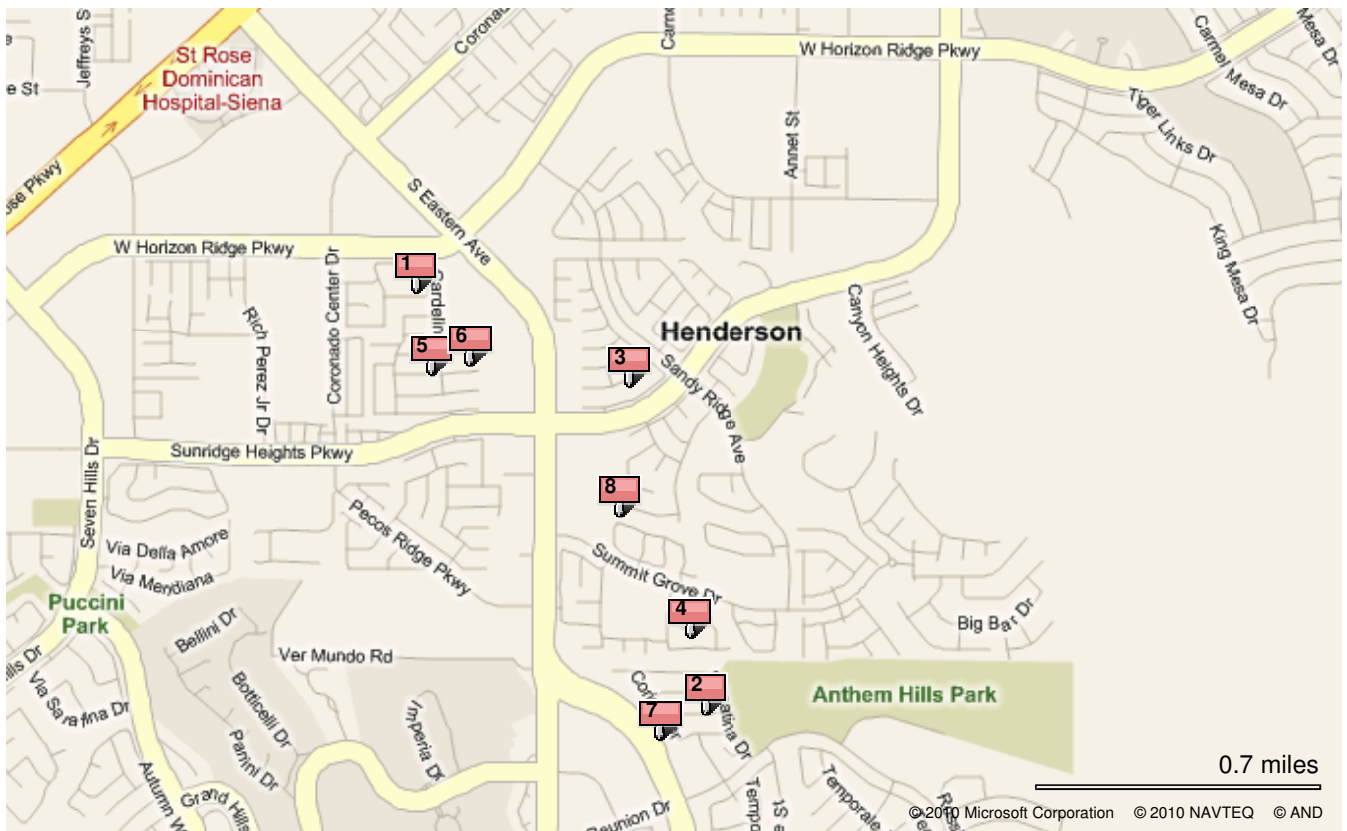




Prepared by Jeff and Lee Ann Mix
Better Homes and Gardens | Desert Properties
1669 W. Horizon Ridge Pkwy Suite 120, Henderson NV 89012
Jeff 702.510.9625 Lee Ann 702.205-9430
www.lvshortsales.com

One mile radius from subject property.
Sold properties 1600 sq ft to 2200 sq ft between 9-1-2010 and 12-27-2010.





#	Listing #	Address	Status	List Price	Sold Price
1	1071895	807 BAYMIST AV	S	229,900	225,000
2	1025900	2413 ALLEGRETTO AV	S	200,000	195,000
3	1043437	2550 NEW MORNING AV	S	199,000	180,000
4	1072806	2488 ABBEYSTONE CR	S	189,999	189,999
5	1062194	975 CARDELINA LN	S	179,900	175,000
6	1078666	2704 FRECCO CAVERN CT	S	179,000	165,000
7	1056213	1281 CORISTA DR	S	174,900	177,000
8	1073003	1007 PRESTIGE MEADOWS PL	S	159,900	121,000

Residential Comparative Market Summary

ML# / Status	#Beds	Baths	LivArea	YrBlt	PROP	Bldg Desc	List Price	Sale Price	DOM	CDOM
1071895 S 807 BAYMIST AV	3	2 /0 /0	2126 Repo/REO: N	1999 ShortSale: N	SFR	1STORY #Grg/Cpt: 3/0	\$229,900 Pool: N	\$225,000 Spa: N	88 Sold: 12/16/10	116
1025900 S 2413 ALLEGRETTO AV	3	2 /0 /0	1638 Repo/REO:	2001 ShortSale: Y	SFR	1STORY #Grg/Cpt: 2/0	\$200,000 Pool: N	\$195,000 Spa: N	85 Sold: 09/22/10	185
1043437 S 2550 NEW MORNING AV	3	2 /0 /0	1980 Repo/REO:	1997 ShortSale: Y	SFR	1STORY #Grg/Cpt: 3/0	\$199,000 Pool: N	\$180,000 Spa: N	39 Sold: 10/28/10	160
1072806 S 2488 ABBEYSTONE CR	3	2 /0 /0	1930 Repo/REO: N	1999 ShortSale: N	SFR	1STORY #Grg/Cpt: 3/0	\$189,999 Pool: N	\$189,999 Spa: N	26 Sold: 10/26/10	66
1062194 S 975 CARDELINA LN	3	2 /0 /0	1705 Repo/REO: N	2001 ShortSale: N	SFR	1STORY #Grg/Cpt: 2/0	\$179,900 Pool: N	\$175,000 Spa: N	95 Sold: 11/24/10	125
1078666 S 2704 FRECCO CAVERN CT	3	2 /0 /0	1705 Repo/REO: N	2001 ShortSale: N	SFR	1STORY #Grg/Cpt: 2/0	\$179,000 Pool: N	\$165,000 Spa: N	22 Sold: 10/22/10	145
1056213 S 1281 CORISTA DR	2	2 /0 /0	1784 Repo/REO: Y	2003 ShortSale: N	SFR	1STORY #Grg/Cpt: 3/0	\$174,900 Pool: N	\$177,000 Spa: N	40 Sold: 09/22/10	83
1073003 S 1007 PRESTIGE MEADOWS	3	2 /0 /0	1605 Repo/REO: Y	1999 ShortSale: N	SFR	1STORY #Grg/Cpt: 2/0	\$159,900 Pool: N	\$121,000 Spa: N	91 Sold: 11/30/10	243

Subject property is 1864 sq ft. Comparable sales average is roughly 100 per ft.
Estimated market value is 180,000 to 195,000.

Total Listings: 8	<u>Living Area SF</u>	<u>List Price</u>	<u>Sale Price</u>	<u>DOM</u>	<u>CDOM</u>	<u>SP/SqFt</u>
Average:	1809	\$189,075	\$178,500	61	140	\$98
Minimum:	1605	\$159,900	\$121,000	22	66	\$75
Maximum:	2126	\$229,900	\$225,000	95	243	\$119
Median:	1745	\$184,950	\$178,500	63	135	\$99

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Prices" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of comparable homes to yours that actually SOLD!

Comparative Homes



807 BAYMIST AV



2413 ALLEGRETTO AV



2550 NEW MORNING AV

Ref #	1071895	1025900	1043437
Status	S	S	S
Property Subtype	SFR	SFR	SFR
County	Clark County	Clark County	Clark County
Subdivision	HORIZON PUNTA DEL ESTE	RICHMOND AMERICAN HOMES	SUNRIDGE AT MACDONALD RA
Community Name	None	Anthem	MacDonald Ranch
BldgDesc	One Story	One Story	One Story
PropDesc			
SqFt	2,126	1,638	1,980
Year Built	1999	2001	1997
Repo/REO	N		
Short Sale	N	Y	Y
Bedrooms	3	3	3
Full Baths	2	2	2
3/4 Baths	0	0	0
Half Baths	0	0	0
Bed/Bath Down?	F	F	F
Flooring	Carpet, Tile	Tile, Carpet	Tile, Carpet
# Fireplaces	1 / Gas	0	1 / Gas
Interior Desc	Alarm System-Owned, Blinds	Blinds, Ceiling Fan(s)	Ceiling Fan(s), Blinds
# Garages/Desc	3 / Attached	2 / Auto Door Opener(s)	3 / Attached
# Carport/Desc	0	0	0
Construction	Frame & Stucco	Frame & Stucco	Frame & Stucco
Roof	Tile Like	Tile Like	Pitched, Tile Like
Exterior Desc	Back Yard Access, Covered Pat	Covered Patio	Back Yard Access, Barbeque St
Lot SqFt	7,065	6,061	6,745
Lot Desc	Under 1/4 Acre	Under 1/4 Acre	Under 1/4 Acre
Fence Desc	Backyard Full Fenced, Block	Backyard Full Fenced, Block	Backyard Full Fenced, Block
Private Pool	N	N	N
Private Spa	N	N	N
Heating	Central	Central	Central
Heating Fuel	Gas	Gas	Gas
Cooling	Central	Central	Central
Sewer	Public	Public	Public
Water	Public	Public	Public
Energy Desc		Dual Pane Windows	
Utilities	Cable TV Wired, Cable Wired	Cable TV Wired	Underground Utilities, Cable TV
Accept/Date	11/19/10	06/15/10	06/29/10
Close Date	12/16/10	09/22/10	10/28/10
Orig List Price	\$ 239,900	\$ 200,000	\$ 199,000
List Price	\$ 229,900	\$ 200,000	\$ 199,000
Sold Price	\$ 225,000	\$ 195,000	\$ 180,000
List Price/SqFt	\$ 108.14	\$ 122.10	\$ 100.51
Sale Price/SqFt	\$ 105.83	\$ 119.05	\$ 90.91
SP/LP Ratio	97.87%	97.50%	90.45%

Comparative Homes



2488 ABBEYSTONE CR



975 CARDELINA LN



2704 FRECCO CAVERN CT

Ref #	1072806	1062194	1078666
Status	S	S	S
Property Subtype	SFR	SFR	SFR
County	Clark County	Clark County	Clark County
Subdivision	SUNRIDGE	MARYLAND EASTERN NORTH #	MARYLAND EASTERN NORTH #
Community Name	Sunridge at Mac Donald Ranch	None	None
BldgDesc	One Story	One Story	One Story
PropDesc			
SqFt	1,930	1,705	1,705
Year Built	1999	2001	2001
Repo/REO	N	N	N
Short Sale	N	N	N
Bedrooms	3	3	3
Full Baths	2	2	2
3/4 Baths	0	0	0
Half Baths	0	0	0
Bed/Bath Down?	F	F	F
Flooring	Tile	Carpet, Tile	Tile
# Fireplaces	1 / Gas	0	0
Interior Desc	Blinds, Ceiling Fan(s)	Alarm System-Owned, Ceiling	Blinds
# Garages/Desc	3 / Attached	2 / Attached	2 / Entry to House
# Carport/Desc	0	0	0
Construction	Frame & Stucco	Frame & Stucco	Frame & Stucco
Roof	Tile Like	Pitched, Tile Like	Tile Like
Exterior Desc	Covered Patio	Covered Patio, Patio	None
Lot SqFt	6,301	6,384	8,534
Lot Desc	Under 1/4 Acre	Under 1/4 Acre, Paved Road	Under 1/4 Acre
Fence Desc	Backyard Full Fenced, Block	Backyard Full Fenced, Block	Property Fully Fenced, Block
Private Pool	N	N	N
Private Spa	N	N	N
Heating	Central	Central	Central
Heating Fuel	Gas	Gas	Gas
Cooling	Central	Central, Refrigeration	Central
Sewer	Public	Public	Public
Water	Public	Public	Public
Energy Desc		Dual Pane Windows	
Utilities	Underground Utilities, Cable TV	Cable TV Wired, Underground	Underground Utilities
Accept/Date	09/22/10	10/25/10	10/08/10
Close Date	10/26/10	11/24/10	10/22/10
Orig List Price	\$ 189,999	\$ 189,900	\$ 179,000
List Price	\$ 189,999	\$ 179,900	\$ 179,000
Sold Price	\$ 189,999	\$ 175,000	\$ 165,000
List Price/SqFt	\$ 98.45	\$ 105.51	\$ 104.99
Sale Price/SqFt	\$ 98.45	\$ 102.64	\$ 96.77
SP/LP Ratio	100.00%	97.28%	92.18%

Comparative Homes



1281 CORISTA DR



1007 PRESTIGE MEADOWS P

Ref #	1056213	1073003
Status	S	S
Property Subtype	SFR	SFR
County	Clark County	Clark County
Subdivision	RICHMOND AMERICAN HOMES	SUNRIDGE LOT 10
Community Name	Anthem	None
BldgDesc	One Story	One Story
PropDesc		
SqFt	1,784	1,605
Year Built	2003	1999
Repo/REO	Y	Y
Short Sale	N	N
Bedrooms	2	3
Full Baths	2	2
3/4 Baths	0	0
Half Baths	0	0
Bed/Bath Down?	F	F
Flooring	Tile	Carpet, Tile
# Fireplaces	0	1 / Gas
Interior Desc	Drywall	None
# Garages/Desc	3 / Attached	2 / Attached
# Carport/Desc	0	0
Construction	Frame & Stucco	Frame & Stucco
Roof	Pitched	Tile Like
Exterior Desc	Covered Patio	None
Lot SqFt	5,435	5,704
Lot Desc	Under 1/4 Acre	Under 1/4 Acre
Fence Desc	Property Fully Fenced, Block	Backyard Full Fenced, Block
Private Pool	N	N
Private Spa	N	N
Heating	Central	Central
Heating Fuel	Gas	Gas
Cooling	Central	Central
Sewer	Public	Public
Water	Public	Public
Energy Desc		
Utilities	Underground Utilities	Underground Utilities
Accept/Date	08/11/10	11/23/10
Close Date	09/22/10	11/30/10
Orig List Price	\$ 189,900	\$ 185,000
List Price	\$ 174,900	\$ 159,900
Sold Price	\$ 177,000	\$ 121,000
List Price/SqFt	\$ 98.04	\$ 99.63
Sale Price/SqFt	\$ 99.22	\$ 75.39
SP/LP Ratio	101.20%	75.67%

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

807 BAYMIST AV

\$ 229,900

Virtual Tour: <http://www.postlets.com/repn/p4341694>

Ref #: 1071895 Status: S
Subdivision:
HORIZON PUNTA DEL ESTE

Short Sale: N
Foreclosure Commenced: N
Repo/REO: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 2,126
Year Built: 1999 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 7,065
PropDes:
Garages: 3 / Attached, Auto Door Opener(s), Entry to House
Carports: 0

No foreclosure or short sale here. Former model home near Anthem features split bedroom floorplan with two large masters. Vaulted ceilings throughout with carpet and tile in all the right places. Beautiful mature landscaping front and back with numerous upgrades throughout. Very nice home.

Construction:

Frame & Stucco

Interior Features:

Alarm System-Owned, Blinds, Ceiling Fan(s), Drapes, Pot Shelves, Window Coverings Throughout

Exterior Features:

Back Yard Access, Covered Patio, Private Yard

Private Pool/Description:

N

Lot Description:

Under 1/4 Acre



Directions; S on Eastern Ave, W on Horizon Ridge, S on Cardelina, W on Heather Hill to Baymist Ave.

A Property for Your Consideration . . .

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i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

2413 ALLEGRETTO AV

\$ 200,000

Virtual Tour:

Ref #: 1025900 Status: S
Subdivision:
RICHMOND AMERICAN HOMES NEVADA

Short Sale: Y
Foreclosure Commenced: N
Repo/REO:

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 1,638
Year Built: 2001 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 6,061
PropDes:
Garages: 2 / Auto Door Opener(s), Attached, Entry to House
Carports: 0



Lovely Anthem home..Excellent condition..Tile everywhere except Master bedroom..Open floorplan..2"blinds..All appliances..Master bedrooms sep. from others. 3rd bedroom is a den or office (no closet)..Well landscaped with desert plants..covered patio..Walk to large neighborhood park..Zoned for some of Henderson's best schools..Shopping near by..Great home..Short sale is fully approved



Construction:

Frame & Stucco

Interior Features:

Blinds, Ceiling Fan(s), Window Coverings Throughout

Exterior Features:

Covered Patio



Private Pool/Description:

N

Lot Description:

Under 1/4 Acre



Directions; South on Eastern from Horizon Ridge..Veer left toward Anthem..Left on Reunuion..Left on Sonatina..Left on Allegretto

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

2550 NEW MORNING AV

\$ 199,000

Virtual Tour:

Ref #: 1043437 Status: S
Subdivision:
SUNRIDGE AT MACDONALD RANCH

Short Sale: Y
Foreclosure Commenced: Y
Repo/REO:

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 1
#Loft: 0

SqFt: 1,980
Year Built: 1997 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 6,745
PropDes:
Garages: 3 / Attached, Auto Door Opener(s), Entry to House
Carports: 0

Beautiful single story in highly desired location! 3 car garage! Open floorplan! Huge master bedroom with retreat! Seperate living room & family room w/fireplace! Granite kitchen countertops! Ceiling fans throughout! Beautiful front landscaping! Great neighborhood! Home is ready for your final touches! Don't miss out!!!

Construction:

Frame & Stucco

Interior Features:

Ceiling Fan(s), Blinds, Pot Shelves, Window Coverings Throughout

Exterior Features:

Back Yard Access, Barbeque Stub

Private Pool/Description:

N

Lot Description:

Under 1/4 Acre



Directions; Eastern & St. Rose: South on Eastern, East (Left) on Sunridge Heights, North (Left) on Dashwood, Right on Sundew, Left on Sandhill Sage, Left on New Morning!

A Property for Your Consideration . . .

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i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

2488 ABBEYSTONE CR

\$ 189,999

Virtual Tour:

Ref #: 1072806 Status: S
Subdivision:
SUNRIDGE

Short Sale: N
Foreclosure Commenced: N
Repo/REO: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 1,930
Year Built: 1999 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 6,301
PropDes:
Garages: 3 / Attached, Auto Door Opener(s), Entry to House
Carports: 0



8-28-10 off market for a week Lovely single story home near Anthem in a small community, corian countertops in kitchen, ceiling fans throughout, tile floors, covered patio, washer and dryer included. A Must See!!

Construction:

Frame & Stucco

Interior Features:

Blinds, Ceiling Fan(s)

Exterior Features:

Covered Patio

Private Pool/Description:

N

Lot Description:

Under 1/4 Acre

Directions; From 215 and Eastern go south on Eastern, past Sunridge Heights Pkwy, (L) onto Summit Grove, (R) onto Amber Forrest, (L) onto Hoopes Ave., (R) onto Abbeystone Circle.

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

975 CARDELINA LN

\$ 179,900

Virtual Tour: <http://tours7.vht.com/PAN/T50047683/nobranding>

Ref #: 1062194 Status: S
Subdivision:
MARYLAND EASTERN NORTH #4-BY L

Short Sale: N
Foreclosure Commenced: N
Repo/REO: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 1,705
Year Built: 2001 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 6,384
PropDes:
Garages: 2 / Attached, Auto Door Opener(s), Entry to House
Carports: 0

BEAUTIFULLY MAINTAINED HOME BOTH INSIDE AND OUT*TRUE GREATROOM FLOORPLAN*LONG BREAKFAST BAR IN KITCHEN*BERBER CARPETING THRUOUT*MANICURED YARD WITH LARGE COVERED PATIO*MASTER BEDROOM IN SEPARATE SIDE FROM SECONDARY BEDROOMS*LOVELY NEIGHBORHOOD AND LOCATION-FREE OF ASSOCIATION FEES

Construction:

Frame & Stucco

Interior Features:

Alarm System-Owned, Ceiling Fan(s), Window Coverings Throughout

Exterior Features:

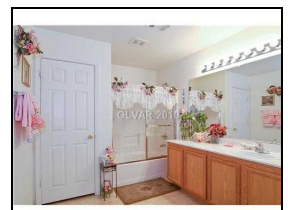
Covered Patio, Patio, Private Yard

Private Pool/Description:

N

Lot Description:

Under 1/4 Acre, Paved Road



Directions; FROM I-215 GO SOUTH ON EASTERN*WEST ON HORIZON RIDGE*MAKE A U-TURN AT FIRST TURN LANE THEN SOUTH ON CARDELINA TO PROPERTY

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

2704 FRECCO CAVERN CT

\$ 179,000

Virtual Tour:

Ref #: 1078666 Status: S
Subdivision:
MARYLAND EASTERN NORTH #4-BY L

Short Sale: N
Foreclosure Commenced: N
Repo/REO: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 1,705
Year Built: 2001 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 8,534
PropDes:
Garages: 2 / Entry to House, Finished Interior, Attached
Carports: 0



NOT AN REO OR SHORT SALE!! BEAUTIFUL SINGLE-STORY HOME**MOVE-IN READY**GORGEOUS 18" NEUTRAL TILE THROUGHOUT**UPGRADED LIGHT FIXTURES**OPEN AIRY FLOORPLAN GREAT FOR ENTERTAINING**GRANITE COUNTERTOPS, WITH BREAKFAST BAR**MASTER SEPERATE FROM OTHER BEDROOMS**FULLY LANDSCAPED WITH HUGE POOL-SIZE BACKYARD**SHOW AND SELL TODAY**QUICK CLOSE, DONT DEAL WITH THE BANKS!!!!

Construction:

Frame & Stucco
Interior Features:

Blinds

Exterior Features:

None

Private Pool/Description:

N

Lot Description:

Under 1/4 Acre



Directions; From 215 and Eastern, South on Eastern, right on Horizon Ridge, make first available u-turn, right onto Cardelina, left onto Frecco Cavern.

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

1281 CORISTA DR

\$ 174,900

Virtual Tour:

Ref #: 1056213 Status: S
Subdivision:
RICHMOND AMERICAN HOMES NEVADA

Short Sale: N
Foreclosure Commenced: N
Repo/REO: Y

Bedrooms: 2
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 1,784
Year Built: 2003 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 5,435
PropDes:
Garages: 3 / Attached
Carports: 0

GREAT OPEN FLOOR PLAN,UPGRADED KITCHEN,THIRD BEDROOM CONVERTED TO SUPER FAMILY ROOM.CALANDER DAYS 1-7 OFFERS WILL NOT BE REVIEWED, DAYS 8-12:OFFERS ONLY FROM NSP BUYERS,MUNICIPALITIES,NON-PROFIT ORGANIZATIONS AND OWNER-OCCUPANTS WILL BE REVIEWED. DAYS 13+:WE WILL CONSIDER OFFERS FROM ALL BUYERS.

Construction:

Frame & Stucco
Interior Features:

Drywall

Exterior Features:

Covered Patio

Private Pool/Description:

N

Lot Description:

Under 1/4 Acre



Directions; SOUTH ON EASTERN TO ANTHEM PKWY SPLIT TURN LEFT AT REUNION,(FIRST LIGHT) TURN LEFT ON CORNET ST,GO TO PAVEENE AVE THEN LEFT,QUICK RIGHT ON CORISTA DRIVE.

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
i Realty
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

1007 PRESTIGE MEADOWS PL

\$ 159,900

Virtual Tour:

Ref #: 1073003 Status: S
Subdivision:
SUNRIDGE LOT 10

Short Sale: N
Foreclosure Commenced: N
Repo/REO: Y

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 0
#Den/Oth: 0
#Loft: 0

SqFt: 1,605
Year Built: 1999 / Resale
PropSubTyp: Single Family Residential
Lot Sqft: 5,704
PropDes:
Garages: 2 / Attached
Carports: 0



VERY NICE SINGLE STORY HOME IN THE HEART OF HENDERSON. VERY CONVENIENT LOCATION FOR PARKS, GOLF COURSES, SHOPPING CENTERS, SCHOOLS AND EASY ACCESS TO FREEWAY. CORNER LOT WITH A CONVENIENT FLOOR PLAN AND LARGE BACKYARD.



Construction:

Frame & Stucco

Interior Features:

None

Exterior Features:

None



Private Pool/Description:

N

Lot Description:

Under 1/4 Acre



Directions; FROM S EASTERN AVE GO EAST ON SUNRIDGE HEIGHTS*RIGHT ON SHELTERED MEADOWS*RIGHT ONBLOSSOM MEADOWS*LEFT ON CEDAR MEADOWS*RIGHT ON PRESTIGE MEADOWS TO PROPERTY ON LEFT.