

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8221 WILDWOOD GLEN DR # 0

\$ 1,200

Virtual Tour:

Ref #: 1165473 Status: ER
Subdivision:
ELKHORN TULE SPRINGS
Foreclo Commenced: N

Bedrooms: 4
Full Baths: 2
3/4 Baths: 0
Half Baths: 1
SqFt: 1,608
Year Built: 2006
Style: Single Family

Bldg Desc: 2 Stories

Lot Sqft: 2,614

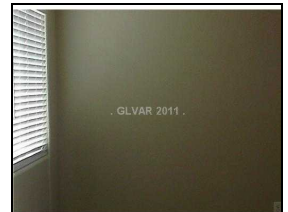
Garages: 2 / Attached

Parking:

Type: Detached Tower Name:



[Click here for map view](#)



Rare find - 4 bedroom, 2 1/2 bath home. all appliances included, great floorplan and ready for move-in 7-18-11!

Master Bedroom Description:

Master Bedroom Walk-In Closet

Interior Description:

Blinds

Association/Community Features Description:

Cc&R's Restrictions

Exterior Description:

Pool Description:

N

Directions: From US 95 North, E on Durango, R on Farm Rd, R on Tule Springs, just before Elkhorn overpass turn left on New Leaf to first left, first right to almost end of street.

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8312 WILDWOOD GLEN DR # 0

\$ 1,095

Virtual Tour:

Ref #: 1172823 Status: ER

Subdivision:

ELKHORN TULE SPRINGS

Foreclo Commenced: N

Bedrooms: 3

Full Baths: 2

3/4 Baths: 0

Half Baths: 1

SqFt: 1,497

Year Built: 2006

Style: Single Family

Bldg Desc: 2 Stories

Lot Sqft: 2,614

Garages: 2

Parking:

Type: Attached Tower Name:



[Click here for map view](#)

Fireplace: 0

Carports: 0 Pets Y/N: Y

NICE HOME, 3 BEDROOM, 2 CAR GARAGE IN WITH TILE FLOORS, OPEN FLOOR PLAN. ALL APPLIANCES AND READY TO CALL HOME. EXCTING NW AREA WITH SHOPPING, DINING AND ENTERTAINMENT.

Master Bedroom Description:

Master Bedroom Walk-In Closet

Interior Description:

Window Coverings Throughout

Association/Community Features Description:

None

Exterior Description:

Pool Description:

N

Directions: I-95N, EXIT RIGHT ON DURANGO, RIGHT ON FARM, RIGHT ON TULE SPRINGS, LEFT ON NEW LEAF, FIRST LEFT ON PELEE FALLS TO PROPERTY.

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8340 S NEW LEAF # PH

\$ 1,095

Virtual Tour:

Ref #: 1174445 Status: ER
Subdivision:
ELKHORN TULE SPRINGS
Foreclo Commenced: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 1
SqFt: 1,384
Year Built: 2007
Style: Single Family
Bldg Desc: 2 Stories
Lot Sqft: 3,049
Garages: 2 / Attached
Parking:
Type: Detached Tower Name:



[Click here for map view](#)



Master Bedroom Description:

Ceiling Fan, Master Bedroom Separate From Others

Interior Description:

Ceiling Fan(s), Window Coverings Throughout

Association/Community Features Description:

Cc&R's Restrictions, Community Wall

Exterior Description:

Pool Description:

N



Directions: From I-95 north, exit Durango east. Make first right onto Farm. First right onto Tule Springs. Entrance on left approx 1/2 mile.

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8305 NEW LEAF AV # 8305

\$ 1,100

Virtual Tour:

Ref #: 1158605 Status: L
Subdivision:
ELKHORN TULE SPRINGS
Foreclo Commenced: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 1
SqFt: 1,439
Year Built: 2006
Style: Single Family

Bldg Desc: 2 Stories

Lot Sqft: 2,614

Garages: 2 / Attached

Parking: Restrictions

Type: Detached Tower Name:



[Click here for map view](#)



No Mtg-Owned Outright! Pristine Condition! New Carpet & Two-Tone Paint! Granite Kitchen Counters! All Appliances Included! Concrete Slab & Desert Landscape For Easy Maintenance!

Master Bedroom Description:

Master Bedroom Walk-In Closet

Interior Description:

Blinds

Association/Community Features Description:

Cc&R's Restrictions, Community Wall

Exterior Description:

Pool Description:

N



Directions: From 95 & Durango, East on Durango, Right on Farm, Right on Tule Springs, Left on New Leaf to property on left

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8229 NEW LEAF AV # 0

\$ 1,095

Virtual Tour:

Ref #: 1171067 Status: L
Subdivision:
ELKHORN TULE SPRINGS
Foreclo Commenced: N

Bedrooms: 3

Full Baths: 2

3/4 Baths: 0

Half Baths: 1

SqFt: 1,384

Year Built: 2005

Style: Single Family

Bldg Desc: 2 Stories

Lot Sqft: 3,920

Garages: 2 / Attached

Parking:

Type: Detached Tower Name:



[Click here for map view](#)

Fireplace: 0

Carports: 0 Pets Y/N: Y

3 bedrooms, 3 baths, stainless steel appliances in kitchen, oversized backyard fully landscaped, tiles floors in kitchen & dining area, all appliances included..

Master Bedroom Description:

Master Bedroom Walk-In Closet

Interior Description:

Window Coverings Throughout

Association/Community Features Description:

Cc&R's Restrictions

Exterior Description:

Pool Description:

N

Directions: R on Durango from 95*R on Farm*Ron Tule Springs*L on New Leaf

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8273 WILDWOOD GLEN DR # 8273

\$ 1,050

Virtual Tour:

Ref #: 1161381 Status: L
Subdivision:
ELKHORN TULE SPRINGS
Foreclo Commenced: N

Bedrooms: 3

Full Baths: 2

3/4 Baths: 0

Half Baths: 1

SqFt: 1,384

Year Built: 2006

Style: Single Family

Bldg Desc: 2 Stories

Lot Sqft: 2,614

Garages: 2 / Attached

Parking:

Type: Detached Tower Name:



[Click here for map view](#)

Fireplace: 0

Carports: 0 Pets Y/N: Y



No Mtg-Owned Outright! Pristine Condition! New Carpet, Tile & Two-Tone Paint! First Floor All Brand New Tile! Granite Kitchen Counters & Upgraded Cherry Cabinetry! All Appliances Included! Brand New Washer / Dryer & Stainless Refrigerator to be installed 7/6/11! Concrete Slab & Desert Landscape For Easy Maintenance!



Master Bedroom Description:

Master Bedroom Walk-In Closet

Interior Description:

Blinds



Association/Community Features Description:

Cc&R's Restrictions, Community Wall

Exterior Description:

Pool Description:

N



Directions: From 95 & Durango, East on Durango, Right on Farm, Right on Tule Springs, Left on New Leaf, Left on Pelee Falls, Right on Wildwod Glen to property on left

A Property for Your Consideration . . .

Presented by: Jeffrey Mix
Better Homes and Gardens Real
jeffmixlv@yahoo.com
Phone: 702-949-2000
Fax: 702-949-2001
Agent: 702-510-9625

Clark County

8288 NEW LEAF AV # 0

\$ 1,050

Virtual Tour:

Ref #: 1158725 Status: L
Subdivision:
ELKHORN TULE SPRINGS
Foreclo Commenced: N

Bedrooms: 3
Full Baths: 2
3/4 Baths: 0
Half Baths: 1
SqFt: 1,384
Year Built: 2006
Style: Single Family

Bldg Desc: 2 Stories

Lot Sqft: 2,614

Garages: 2 / Attached

Parking:

Type: Detached Tower Name:



[Click here for map view](#)

Fireplace: 0

Carports: 0

Pets Y/N: Y



Newly Remodeled! All Appliances included. Contemporary Design downstairs. Laundry Room Upstairs. Separate Driveway. Fresh Paint. Newer Home.

Master Bedroom Description:

Master Bedroom Walk-In Closet, Master Bedroom Separate From Others

Interior Description:

Blinds, Alarm System-Wired, Window Coverings Throughout

Association/Community Features Description:

Cc&R's Restrictions

Exterior Description:

Back Yard Access, Deck

Pool Description:

N



Directions: Take 95 N to Durango exit right to Farm Rd, Rite on Tule Springs, Left on New Leaf Ave

Comparative Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	Type	Lot Dimen	List Price	Sale Price	Close Dt
1165473	4	2 / 0 / 1	1,608	2006	Single Family		\$ 1,200		
8221 WILDWOOD GLEN DR # 0					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM:	Status: ER	
1172823	3	2 / 0 / 1	1,497	2006	Single Family		\$ 1,095		
8312 WILDWOOD GLEN DR # 0					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM:	Status: ER	
1174445	3	2 / 0 / 1	1,384	2007	Single Family		\$ 1,095		
8340 S NEW LEAF # PH					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM:	Status: ER	
1158605	3	2 / 0 / 1	1,439	2006	Single Family		\$ 1,100	\$ 1,100	08/10/11
8305 NEW LEAF AV # 8305					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM: 50	Status: L	
1171067	3	2 / 0 / 1	1,384	2005	Single Family		\$ 1,095	\$ 1,095	08/16/11
8229 NEW LEAF AV # 0					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM: 7	Status: L	
1161381	3	2 / 0 / 1	1,384	2006	Single Family		\$ 1,050	\$ 1,050	07/22/11
8273 WILDWOOD GLEN DR # 8273					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM: 21	Status: L	
1158725	3	2 / 0 / 1	1,384	2006	Single Family		\$ 1,050	\$ 1,050	07/08/11
8288 NEW LEAF AV # 0					Style: 2 Stories	#Gar/Crpt: 2 / 0	DOM: 18	Status: L	

** GLVAR Deems Information Reliable, But Not Guaranteed **

08/22/11

6:25 PM

Total Listings: 7

	<u>Square Footage</u>	<u>List Price</u>	<u>Sale Price</u>	<u>DOM</u>
Average	1,440	1,098	1,074	24
Minimum	1,384	1,050	1,050	7
Maximum	1,608	1,200	1,100	50
Median	1,384	1,095	1,073	20

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