

## Summit Club in Summerlin breaks record



The Henebry

The Summit Club in Summerlin has set the price-per-square-foot record for the valley. A buyer paid \$17.5 million for a 7,782-square-foot home in the Summerlin exclusive community. That breaks down to \$2,248 per square foot for the living space.

## \$17.5M home highest price per square foot

By **Buck Wargo**  
 Real Estate Millions

**T**HE Summit Club resort development in Summerlin has set another Las Vegas real estate record — this time for the price per square foot paid for a home — and the former Henderson castle-style home of magician Lance Burton has sold for \$4 million.

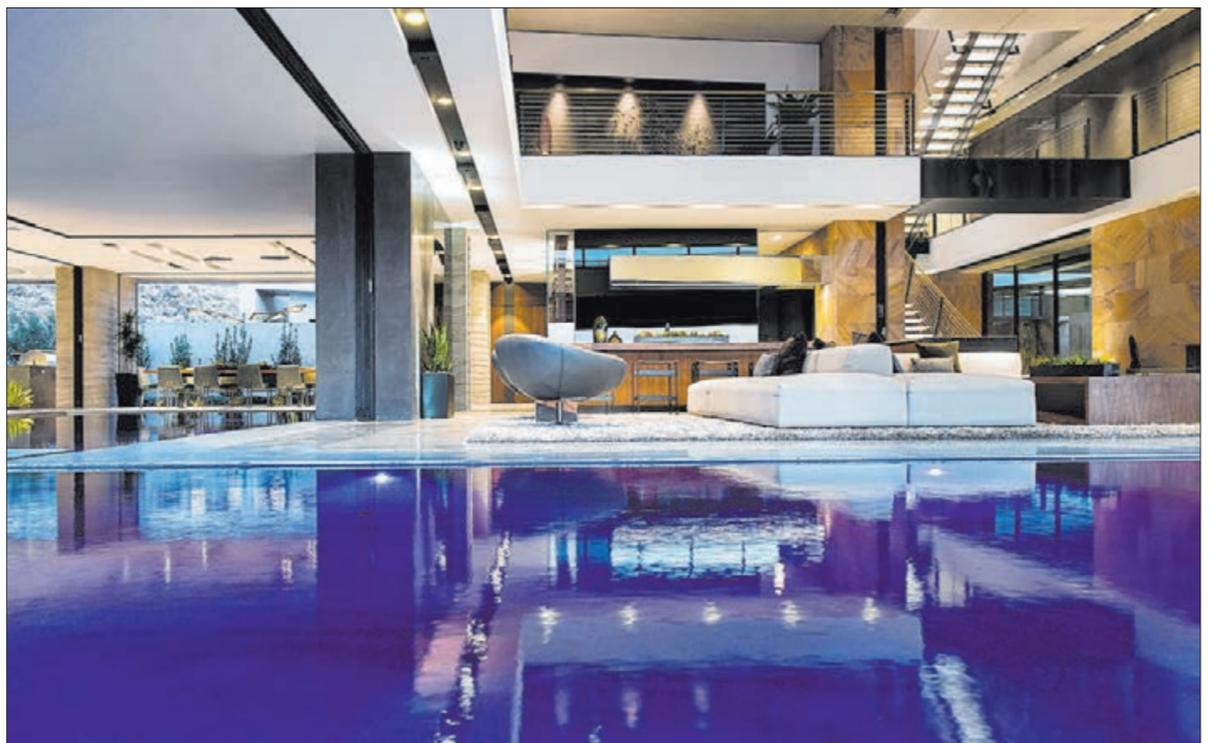
Southern Nevada has surpassed its combined 2020 luxury home and condo sales record through the first six months of 2021. And luxury homes that sold only two years ago are fetching prices of more than \$2 million and higher.

A buyer paid \$17.5 million for a home in the Summit Club, which is below the \$25 million record paid in June for a Blue Heron home in MacDonald Highlands in Henderson. But the price represents the highest per-square-foot price paid in Las Vegas for a single-family home.

There has been a lot of activity in the Summit Club, which has sold all but five of its 150 custom lots and where singer Celine Dion and Vegas Golden Knights owner Bill Foley have built homes. Las Vegas Raiders owner Mark Davis has a condo there.

In July, Real Estate Millions reported a wealthy buyer with ties to the California tech industry paid a record \$36 million for 4.47 acres to build an estate in the Summit Club.

The record per-square-foot home sale in the Summit Club wasn't



Kristen Routh-Silberman

This summer, a Blue Heron home in MacDonald Highlands in Henderson sold for \$25 million, sitting a new record for single-family resale home prices. Realtors say that record could be broken this year, as prices are skyrocketing.

listed on the Multiple Listing Service, and real estate agents involved remain unknown.

Clark County property records, in a transaction that closed July 6, show Mark and Michelle Jung paid \$17.5 million for a two-story home and casita built in 2019 in the Summit Club development and owned by James Barnes. The home measures 7,782 square feet and has a garage of 1,636 square feet. It sits on 0.93 acres and features three bedrooms, four full baths and two half-baths.

That breaks down to \$2,248 per square foot for the living space, surpassing the nearly \$1,941 per square foot paid for the 12,878-square-foot Blue Heron home of LoanDepot owner Anthony Hsieh bought in MacDonald Highlands in a deal handled by Kristen Routh-Silberman, a Realtor with Synergy Sotheby's International Realty.

Before those two sales, the highest

price per square foot paid for a Las Vegas home was about \$1,100, according to luxury Realtor Ivan Sher with Berkshire Hathaway HomeServices.

Sher said the Summit home of nearly 7,800 square feet is a smaller home for the resort community, so it will get a premium price per square foot compared with homes of 20,000 to 30,000 square feet.

"The market more than doubled the record with the Blue Heron sale and now this one," Sher said. "We have a new level of luxury in the city. We are now reaching California standards for what exceptional homes will sell for. It's the beginning of this new uber luxury."

### Lance Burton home sold

Magician Lance Burton's home sale of \$4 million is below the \$4.49 million listing price when Real Estate Millions profiled it in April. He

last performed in Las Vegas in 2018 and relocated to his Kentucky farm last fall.

Clark County property records show the buyer as Tarek Tabsh, co-founder at Oxford Cannabinoid Technologies, based on his LinkedIn profile.

The estate built in 2006 in southeast Henderson is a three-story, six-bedroom home that measures 14,376 square feet. It sits on 10 acres in the Black Mountains and is surrounded by land owned by the Bureau of Land Management.

The home was built to look like a medieval castle because Burton said that's what he pictured when he saw the hill. It even has secret doors built into walls, and when the doors close, no one knows they are there.

The main level has a kitchen, pantry, breakfast nook with booth

See **LUXURY** 4F

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# An in-depth look at new state laws that affect HOAs

**Note:** This week, I have invited local attorneys Gregory P. Kerr and Michael T. Schulman of Wolf, Rifkin, Shapiro, Schulman & Rabkin to explain new laws that will affect Las Vegas communities and the state's homeowners associations. This is a three-part series that takes an in-depth look at the new laws. This week, we will cover Senate Bill 72. Next week we will address Senate Bill 186.

The 81st session of the Nevada Legislature came to a close on June 1, and there were several bills that were signed into law that directly impact Nevada's common-interest communities, the boards of directors that govern them and the residents who live in them. There were bills that passed this session that need to be discussed as they probably will result in substantial changes to various aspects of Nevada's common-interest communities.

Here is a brief summary of some of the more important aspects of the bills that are pertinent to Nevada's common-interest communities and some discussion about what their impact might be. The information in this article is not meant to serve as legal advice on any particular matter but only serves as an informational discussion of the bills identified. Persons seeking legal advice regarding these bills or their application in any given situation should consult their attorney accordingly.

## Senate Bill 72

This bill affects limited-purpose associations; health, safety and welfare violations; and attorney-client discussions in executive board sessions.

It was initially introduced by the Nevada Real Estate Division. The content of the bill came from the task force established by the director of Business and Industry, which was established pursuant to SB392 of the 80th session of the Nevada Legislature. The purpose of the task force is to study issues and areas of concern that affect Nevada's common-interest communities.

SB72 addressed three main issues: (1) foreclosure of assessments liens in limited-purpose associations; (2) determining the amount of fines that can be imposed for violations that pose an imminent threat to the health, safety or welfare of a community or its residents; and (3) establishing the right of an executive board of directors to meet in executive session to have communications with the association's legal counsel



**BARBARA HOLLAND**  
ASSOCIATION Q&A

that are protected under the attorney-client privilege.

First, under existing law, limited-purpose associations are associations that, because they are limited in their expressed purpose, are not required to comply with most of Chapter 116 of the Nevada Revised Statutes, which is the NRS chapter that governs primarily common-interest communities in Nevada.

Before SB72, limited-purpose associations were not subject to the nonjudicial foreclosure statutes that prescribe how an association can foreclose on its statutory assessment lien. The nonjudicial foreclosure statutes for the foreclosure of assessments liens are found at NRS 116.3116 through 116.31168. There was little clarity about the requirements and processes that a limited-purpose association would have to follow to foreclose on its lien for unpaid assessments. For those associations, they had no statutory lien for assessments and, instead, the recorded declaration of covenants, conditions and restrictions constituted the lien. With SB72, those nonjudicial foreclosure statutes in NRS 116.3116 through 116.31168 now apply to limited purpose associations.

Second, SB72 made changes to how fines for violations that pose an imminent threat to the health, safety or welfare of the community and its residents are determined, with other clarifying changes regarding the processes that need to be followed before fines can be imposed. Under NRS 116.31031, if a unit owner committed a violation that posed an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the other units owners or residents (called "health, safety, welfare violations"), the association's executive board of directors could impose a fine against that unit owner in an amount that the board of directors deemed to be "commensurate with the severity of the violation" and, as such, the fine could potentially exceed the \$100 limit on fines for violations that do not pose such a threat to the health, safety or welfare of the unit owners or other residents.

However, the statute provided little to no guidance as to what consti-

tutes such a health, safety or welfare violation and no parameters on the maximum amount of fines that could be imposed for such violations. These determinations were left solely to the judgment and discretion of the association's board of directors. That being said, any determinations that were unreasonable and not otherwise supported by the particular facts and circumstances of a situation would not be upheld if challenged legally.

Nevertheless, SB72 delegates some of that judgment and discretion to the Commission for Common-Interest Communities and Condominium Hotels by mandating that the commission adopt regulations that establish criteria to be used in determining what constitutes a health, safety or welfare violation and any limitations on the amounts of fines that can be imposed. The pertinent language in SB72 in this regard reads as follows:

The commission shall adopt regulations establishing the criteria used in determining whether a violation poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community, the severity of such violations and limitations of the amounts of the fines.

Through the commission's regulatory process, it will establish the criteria for determining health, safety and welfare violations and the amounts of the fines that can be imposed for those violations. The regulatory process allows input from common-interest community industry participants, which should help guide the commission in promulgating fair and equitable criteria to be used by boards of directors when exercising that judgment and discretion.

Also, SB72 makes other clarifying changes to the processes for imposing fines. It clarifies that, for non-health, safety and welfare violations, no more than \$100 for each violation or a total of \$1,000 can be imposed per hearing to which the owner, tenant or invitee has been called to. The change to intended to clear up existing ambiguity where it has been wrongfully argued that no more than \$1,000 could ever be imposed for any non-health, safety or welfare violation. This per-hearing limitation does not preclude the application of subsection 7 of NRS 116.31031, which authorizes a fine in an amount up to \$100 to be imposed every seven days for so long as the underlying violation remains uncured. Total fine amounts for continuing violations may appro-

priately exceed \$1,000.

Also, the limitations imposed on boards of directors when imposing fines against a unit owner for violations committed by the unit owner's tenants or the unit owner's invitees have been relaxed. SB72 clarifies that tenants can be fined for violations. Also, under NRS 116.31031(2), an owner could not be fined for violations committed by his or her tenant or invitee unless one of the following three factors could be shown: (1) The unit owner participated in or authorized the violation. (2) The unit owner had prior notice of the violation. (3) The unit owner had an opportunity to stop the violation and failed to do so. Under SB72, none of the three factors applies where the underlying violation is a health, safety or welfare violation. In other words, where a unit owner's tenant or invitee commits a violation that constitutes a health, safety or welfare violation, the association's board of directors can call that unit owner to a hearing and impose a fine without having to first establish any of those three factors as noted above.

Third, SB72 clarifies that boards of directors may meet in executive session with the association's legal counsel to hold communications that are protected under the attorney-client privilege. Existing law under NRS 116.31085(3) exclusively lists those matters that a board of directors may discuss in executive session of the board.

One of those matters includes consultation with the association's attorney "on matters relating to proposed or pending litigation" if the contents of that discussion would otherwise be privileged under NRS 49.035 through 49.115. SB72 eliminates the qualification that such discussions be limited to "proposed or pending litigation" and now permits discussion in executive session of the board of directors with the association's attorney on any matter where such discussion would be protected under the attorney-client privilege statutes of NRS 49.035 through 49.115.

Gregory P. Kerr and Michael T. Schulman are attorneys at Wolf, Rifkin, Shapiro, Schulman & Rabkin in Las Vegas.

*Barbara Holland is a certified property manager and holds the supervisory community manager certificate with the state of Nevada. She is an author and educator on real estate management. Questions may be sent to holland744o@gmail.com.*

## RESALE HOMES JUNE 29 - JULY 6

**Editor's note:** Listings include the resale home's parcel number. The address listed is the homebuyer's mailing address and not the actual location of the resale home. About 90 percent of these addresses reflect the home purchase. Check the parcel number to make sure. Also, a few transactions do not reflect the market value of the homes. The information is provided by Accudata, a local research firm.

### BOULDER CITY

#### 89005

1304 Browder Place, \$300,000, 179-28-310-050

1316 Coronado Drive, \$220,000, 186-08-810-026

1321 Elsa Way, \$397,500, 186-09-412-019

1547 Irene Drive, \$420,000, 186-16-213-028

224 Morgyn Lane, No. 6, \$270,000, 186-04-516-075

434 Columbia Court, \$220,000, 186-09-417-027

440 America Court, \$470,000, 181-33-418-009

502 Eighth St., \$375,000, 186-09-613-008

670 Florence Drive, \$385,000, 179-17-517-047

683 Blue Lake Court, \$657,600, 186-04-

211-007

700 Capri Drive, No. 1-B, \$187,500, 186-09-421-021

### LAUGHLIN

#### 89029

2864 Biscaya Drive, \$232,500.00 264-21-711-010

3649 Cottage Canyon St., \$325,000.00 264-28-315-007

### LOGANDALE

#### 89021

1425 Red Sage Lane, \$499,000.00 041-35-310-023

### MESQUITE

#### 89027

105 Heather Court, \$339,000.00 001-16-

611-104

1071 Atkins Lane, \$546,000.00 001-07-216-018

137 Hiawatha Way, \$350,000.00 001-17-210-022

144 Jacaranda Way, \$307,500.00 001-16-311-028

16 Cottonwood Drive, \$300,000.00 001-15-210-055

163 Cottonwood Drive, \$295,000.00 001-15-210-045

176 Desert Willow Lane, No. B, \$227,000.00 001-17-312-134

325 Concord Drive, \$220,000.00 001-17--

See **RESALE 4F**

## Home OF THE WEEK

1318 IMPERIA DRIVE  
HENDERSON, NV 89052

Price upon request



Immaculate English Tudor custom built sits behind the guard-gated exclusive and private neighborhood. Magnificent Single story with only 40 homes sits on the hilltop of Rapallo in Seven Hills. Large open floor-plan features Balcony and loft, custom finishes throughout including a hand-carved fireplace and entertainment center. Exquisite wood floors, wood beams, and a full wet bar. Panic/Safe room features a hidden door. Built by an entertainer includes a stage perfect for entertaining. Pool, spa, and covered patio area. Oversized garage can fit up to 4 cars and EV charging.

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Avi Dan-Goor | NV 0074823.LLC | [avi@avidangoor.com](mailto:avi@avidangoor.com)  
702.497.3815 | [avidan-goor.bhhsnv.com](http://avidan-goor.bhhsnv.com)



### TOURNAMENT HILLS

8912 GREENSBORO LANE, LAS VEGAS | \$13,900,000

Tournament Hills mansion in Summerlin. Built on 2 lots, porte cochère, high ceilings & entrance. Large dining seating 12 or more. Enormous kitchen, breakfast area, family room, bar juice station, home theater seating 13 or more, extra large master quarters downstairs. Elevator & staircases on both sides of the home. 8 bedroom suites total, large balconies, mountain & city view.

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### AMAZING EQUESTRIAN LIFESTYLE HOME

8825 W LA MADRE WAY, LAS VEGAS | \$1,895,000

Luxury home on 1.99 Acre Estate. Amazing Equestrian lifestyle home. Grand entry, 33' ceiling, 8,128 sqft, 8 bedrooms, 8 baths, 4 car. Custom cherry wood builtin cabinets, floor to ceiling windows with view from every angle of the house, basement w/kitchen, baths & game room. Guest house, 1,000 sqft, 2 bed, 2 bath, kitchen, & 2 car. 2 horse arenas, 14 stalls and stable, 2 barns tack rooms, & wash areas.

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1 HUGHES CENTER DRIVE #1901 | \$6,999,000

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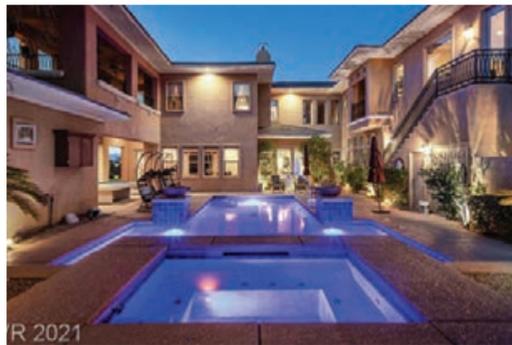


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10400 SUMMIT CANYON DRIVE, LAS VEGAS | \$3,400,000

This 6920 SF home is located in guard-gated Bellacore on a double fairway of TPC Las Vegas. 5 bedrooms, 9 baths, theater, office, 2 family rooms, and a 4 car garage. Enjoy spectacular views from the balcony or from the resort style backyard w/ pool/spa, fireplace, and a barbecue. A dream come true home in a VIEWtiful setting!

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### 24 HOUR GUARD GATED TEN OAKS

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### STUNNING PENTHOUSE

2877 PARADISE PH 3302, LAS VEGAS | \$2,599,000

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#3 Ranked Berkshire Hathaway  
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Berkshire Hathaway HomeServices received the highest numerical Equity Score and the highest numerical score relating to Trust among Real Estate Agency brands included in the 2020 Harris Poll EquiTrend® Study, which is based on opinions of 77,031 U.S. consumers ages 15 and over surveyed online between January 3, 2020 and February 15, 2020. Your opinion may differ. "Highest Ranked" was determined by a pure ranking of a sample of Real Estate Agency brands. 2020 ©Based on GLVAR/ARMLS and other statistics deemed reliable but not guaranteed. Source: Average Sales Price is based on an analysis of the "2020 Franchise/Independent Breakdown of Real Estate 500" reported by Real Trends in May 2020, using transaction sides and sales volume data of the largest brokers recording at least 25,000 closed transaction sides in 2020, as reported in the 2020 Real Trends 500. ©2021 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. ®

# Move 4 Less to hold Create Your Dream Home Art Contest

## Kids can enter through Aug. 8

Local youth are invited to create their dream home for a chance to win electronics, gift certificates and school supplies. The only rule is for

### PROVIDED CONTENT

kids to let their imaginations run wild in decorating or making a box — a minimum of 18 inches wide — into their desired home.

Move 4 Less is sponsoring the new Create Your Dream Home Art Contest.

Six winners will receive Dream Backpacks filled with prizes, with three in the 6- to 8-year-old category and three in the 9- to 12-year-old category. Runner-up prizes also will be awarded.

“Everyday, we see the excitement and smiles people have when we move them into their new home and start a new chapter in their lives,” Move 4 Less co-owners Avi Cohen and Moti Perez said. “We want to bring a similar feeling to kids in designing a home they’d want to live in, so we developed our Create Your Dream Home Art Contest for them. It’s also a great summer activity. We can’t wait to see their creations.”

Entries are due before midnight on Aug. 8. Take photos of all sides of the dream home box and submit them with a brief explanation of why kids chose to decorate their home the way they did to [move4lessnevada.com/art-contest-submit](http://move4lessnevada.com/art-contest-submit). Only one submission per child is allowed.

Move 4 Less will supply boxes if needed. To pick them up, people should ask for Iris at the company office between 9 a.m. and 5 p.m. Monday through Friday. Move 4 Less is at 6630 Arroyo Springs St., Suite 200.

Entries will be judged on creativity and imagination by more than 60 Move 4 Less team members. Winners and runners-up will be notified



Kids can win a backpack full of electronics, gift certificates and school supplies in the Move 4 Less Create Your Dream Home Art Contest. Deadline is Aug. 8.

the week of Aug. 9, and they will receive their prizes at a party, hosted by Move 4 Less, at the company office Aug. 21 from 11 a.m. to 1 p.m. They or a family representative must bring their Dream Home for display during the event and to receive their awards.

The Jansport Dream Backpacks will each include Amazon Fire Tablets, Apple AirPods, \$100 Target gift card, Hydro Flask, school supplies and other surprises. The runners-up prizes will be determined later.

Details and rules for the Create

Your Dream Home Art Contest can be found at [move4lessnevada.com](http://move4lessnevada.com), or email questions to [info@move4lessnevada.com](mailto:info@move4lessnevada.com).

Move 4 Less is a leading Las Vegas-based moving company. Services encompass local and long-distance residential and commercial moves, storage, packing, logistics and specialty packing and crating.

The local, family-owned company’s commitment to customers is reflected in the management and staff’s extensive moving and relocation knowledge, experience and

positive attitude. Move 4 Less continues to participate in a wide range of community activities throughout the Las Vegas Valley. The company has always had a heart to give back where they can. Currently, Move 4 Less is offering its trucks and moving staff to help move essential items for nonprofits throughout the valley. To learn more about their community involvement, visit [move4lessnevada.com/about-move4less](http://move4lessnevada.com/about-move4less). For more information about Move 4 Less, visit [move4lessnevada.com](http://move4lessnevada.com) or call 702-381-1200.

## LUXURY

Continued from Page 1F

seating looking outside and a formal dining room with seating for 18. There is a guest bedroom.

The master bedroom is on its own wing with a gym, office, library, sitting room and grotto.

The home has a basement and housekeeper’s suite. That lower level also has a three-car garage.

Tom Love, broker and owner with the Tom Love Group, who listed the home and also represented the buyer, calls the estate one of the most spectacular places in Las Vegas because of its setting on top of a hill.

“We brought in the buyer as well as representing Mr. Burton, and it was a very smooth transaction. The buyer is a single guy (and Harvard grad) who was looking forward to having privacy and looking forward to having his own castle. He loves it and has big plans for the place. He realized that getting a property with its own privacy up on a mountain and with 10 acres is so unique to the valley. He fell in love with it. It’s the home of his dreams.”

Love said the new buyer will put in a swimming pool and do other updates with about \$2 million in improvements.

### Luxury market strong

In June, there were 169 sales of \$1 million and higher of homes and condos on the Multiple Listing Service of the Las Vegas Realtors association.

That’s the second-best month in history after the 172 sales in March. Southern Nevada had 856 luxury sales for the first six months of 2021, already surpassing the 2020 total of 825, according to Forrest Barbee, the corporate broker of Berkshire Hathaway HomeServices.

Realtor Rob Jensen of the Rob Jensen Co. said during the second quarter there were 36 sales of single-family homes of \$4 million and



Tom Love Group

Magician Lance Burton built his Las Vegas estate in 2006 in southeast Henderson. The three-story, six-bedroom home measures 14,376 square feet. It sits on 10 acres in the Black Mountains and is surrounded by land owned by the Bureau of Land Management.

higher in the Las Vegas Valley. That surpassed the five such sales in 2020 and the two in 2019.

Not only are sales of luxury homes over \$4 million increasing, but price gains have been exponential as well.

A home in Seven Hills that Real Estate Millions profiled in 2018 and sold for \$5.6 million in 2019 was put back on the market by those new owners and sold in June for \$7 million — an increase of 25 percent in two years.

The seven-bedroom, two-story home measures more than 12,000 square feet and is part of a 25-home, gated community called Portofino with its own private gate and 300-foot driveway. It’s an estate on a 1-acre lot on a bluff above the Rio Secco golf course.

The home has a full-court indoor basketball court and resort-style pool featured on HGTV’s “Pool Kings” and is made for a large family.

The new owner is David Persin and his wife, Stephanie, of Northern

California, according to Clark County property records.

Persin is a vice president and financial adviser of the East Bay Wealth Management Group at RBC Wealth Management in Walnut Creek, California. The couple have eight children.

Persin and his children are known for having the most extensive American-version Pokemon card collection in the world.

Javier Mendez, a Realtor with Keller Williams Luxury International, represented the buyer and sellers, Joshua and Jenna Zwagil. The sellers are planning to build a home in MacDonald Highlands, he said.

“Right now in the last two to three years we had a heck of a jump (in price),” said Mendez, who added he is seeing price reductions in luxury with more than 450 homes on the market priced at \$1 million and above (with 171 under contract to be sold).

“Sales are starting to slow down a little bit because people were asking

for a little higher price, but I don’t see any ending to this at all. I think we’re still going to increase, but it’s going to be a slower increase (in sales) than before.”

Routh-Silberman, who was the agent who previously sold the home for \$5.6 million two years ago, said that she is not surprised by the increase over that timespan and that even her \$25 million record could be broken by the end of 2021.

“A lot of the houses that are selling for what they’re selling for now were worth it back then,” Routh-Silberman said. “We didn’t have that market yet. We needed this shift of wealth to come into Las Vegas and help justify our market. The houses here have been so cheap for so long. It’s just incredible.”

Management with Red Rock Resorts in its earnings call on Wednesday cited their strong earnings in the second quarter on higher-wealth individuals, especially those who move in from California and are now VIP players. Those players are also buying luxury houses.

“I still think the houses are a great buy,” Routh-Silberman said. “It sounds crazy, but I think the \$25 million house was a great buy for the buyer. When he gets to sell that, it will be worth much more than he bought it.”

The sellers of the Seven Hills home in 2019 for \$5.6 million, Shane and Willow Jager, immediately took their profit and bought a home in Anthem Country Club for \$2 million in February 2019 and upgraded it. They sold it in June for \$4.2 million and have since bought another home in Anthem Country Club for \$3 million, she said.

“He was able to build (Seven Hills home) when construction prices were less expensive (in 2012),” Routh-Silberman said.

The couple used the proceeds from the Seven Hills sale and were able to buy a home in Southern California near the beach and in Park City, Utah.

## RESALE HOMES JUNE 29 - JULY 6

Continued from Page 2F

810-079  
374 Colleen Court, No. A, \$199,000.00  
001-09-311-017  
424 Riverside Road, \$62,406.00 001-19-513-035  
431 Second S St., \$349,900.00 001-17-815-002  
516 Eagle St., \$320,000.00 001-17-712-021  
517 W. Mesquite Blvd., No. 1224, \$223,000.00 001-17-612-047  
517 W. Mesquite Blvd., No. 1724,

\$229,900.00 001-17-615-006  
553 Salerno Circle, \$772,000.00 001-08-315-004  
555 Highland Drive, No. 115, \$92,500.00 001-09-315-014  
555 Highland Drive, No. 216, \$90,000.00 001-09-315-036  
70 Royal Flush Court, \$245,000.00 001-17-715-001  
859 Jackrabbit St., \$260,000.00 001-19-510-076  
888 Tucson St., \$290,000.00 001-19-512-044  
924 Rivers Bend Drive, \$92,406.00 001-

19-513-003  
89034  
1340 Water Lily Lane, \$429,000.00 002-01-718-033  
618 Bridle Path Circle, \$265,280.00 002-12-116-016  
793 Bobcat Run, \$300,000.00 002-12-210-012  
**SANDY VALLEY**  
**89019**  
1375 E. Nickel Ave., \$315,000.00 201-32-101-001  
2530 Jade Ave., \$184,900.00 219-04-601-005

**NORTH LAS VEGAS**  
**89081**  
1413 Fantastic Court, \$475,000, 124-35-815-009  
3537 Remington Grove Ave., \$250,000, 123-31-113-061  
3844 Canisbrook Drive, \$325,000, 123-30-213-055  
4012 Free Bird Crest Ave., \$375,000, 123-30-710-231  
4013 E. Carla Ann Road, \$376,000, 123-31-512-018  
4815 Teal Petals Drive, \$371,000, 124-35-810-094

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