

**2099 Bluegrass Circle - West Wendover, NV 89883 - Wendover**

4 Beds, 2.5 Baths, 1,955 Sq. Ft. on 0.08 acres -- \$249,900

**MLS #:** 3617157 **File #:**  
**Status:** Active **Status Changed:** 04/12/2019  
**List Price:** **\$249,900** **Org. List Price:** \$249,900  
**Listing Type:** For Sale **Style:** 2 story above ground  
**Property Type:** Townhome **Zoning:** R2-Multi Family Residential  
**Subtype:** Under Construction, HOA-Yes, CC&Rs-Yes, Common Interest=Yes  
**HOA/Month:** \$85/month -- Includes: Common Areas, Road Maintenance

**General Listing Information:**

<b>Beds:</b> 4	<b>Sq Ft Total:</b> 1,955	<b>Acres:</b> 0.08
<b>Full Baths:</b> 2	<b>Sq Ft Main:</b> 1,955	<b>Lot Sq Ft:</b> 5,227
<b>1/2 Baths:</b> 1	<b>Sq Ft Upstairs:</b>	<b>Lot Dim:</b>
<b>3/4 Baths:</b>	<b>Sq Ft Basement:</b>	<b>Frontage:</b>
<b># Car Garage:</b> 2 Auto Door/Remote, Attached	<b>Sq Ft Other:</b>	<b>Depth:</b>
<b>Att. Gar. SF:</b> 450	<b>Sq Ft Unfinished:</b>	<b>Yr Built:</b> 2019
<b># Parking:</b>	<b>Sq Ft Source:</b> Builder	<b>Yr Remodeled:</b>
<b>Bsmt Type:</b> None	<b># Levels:</b> 2 (2 above ground)	<b>Mstr. Bd. Level:</b> Upstairs
<b>Floorplan &amp; Room Dimensions:</b>	<b>Total Rooms:</b> 10	

Level	Name	Dims	Ceil.	Remarks
Main	Living	TBDxTBD		

**Location Information:**

**Address:** 2099 Bluegrass Circle - West Wendover, NV 89883 **Elem. School:**  
**Sub Area:** Wendover **County:** Elko **Middle School:**  
**Main Area:** Wendover **Taxes Annual:** **High School:**  
**Subdivision:** Other **Tax APN #:** 010-74A-013  
**GPS:** N40° 44.259' W114° 4.997' | 40.73764340, -114.08328840

**Legal Desc.:****Directions:****Construction Information:**

**Exterior Constr:** Siding-Vinyl, Wood Frame **Roof Type:** Asphalt, Pitched, Shingle **Foundation:** Concrete Slab  
**Heating:** Forced Air-Elec. **Air Cond.:** Central Air

**Comments/Remarks: Spacious 4 Bedroom Townhomes in The Villas**

**Public Remarks:** Spacious 4 BR / 2.5 BA Townhome located in the sought after Villas community. These new homes being built by SilverZone Construction are adjacent to the Toana Vista Golf Course and within close proximity to shopping, schools, casinos and area outdoor recreation. This home features an open floor plan with many options to choose from. Townhome will have white vinyl fence around back and landscaped front yard. The builder is projecting these homes to be completed by August of 2019 and come with a 2-10 Builder Warranty. Give me a call today to choose which one of the five being built will be yours.

**Utilities Services:**

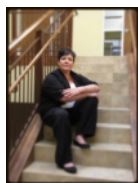
- Garbage Collection
- Internet: Cable/DSL
- Internet: Satellite/Wireless
- Phone: Cell Service
- Power: Line To Property
- Satellite Dish
- Sewer
- T.V. Antennae
- T.V. Cable
- Water Source: Municipal

**Features Property, Features Interior, Appliances:**

- Corner Lot
- Curb & Gutter
- Faces: North
- Patio- Uncovered
- Topo: Level
- Trees
- Vacation Rentals Allowed
- View of Mountains
- Flooring- Carpet
- Flooring- Laminate
- Smoke Detectors
- Dishwasher
- Garbage Disposal
- Oven/Range- Electric
- Refrigerator
- Water Heater- Electric

Listed By: Brenda J. Claiborne - Coldwell Banker Algerio/Q-Team Realty

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



**Brenda J. Claiborne**  
Coldwell Banker Algerio/Q-Team  
Realty  
811 Florence Way, Ste. B #6  
West Wendover, NV 89883

Cell: (775) 388-7463  
Office: (775) 738-4078  
Fax: (866) 700-1295  
nvrealtor@brendaclaiborne.com  
www.brendaclaiborne.com/

