


## Customer Display

Single Family 2936 LAKEVIEW DR L\$399,000   
 928404 Active Bullhead City, AZ 86429

 <p>All Photos show home to be built</p>	<b>Beds:</b>	3	<b>Cross Street:</b>	Desert Trail Dr
	<b>Total Baths:</b>	2	<b>County:</b>	Mohave
	<b>Pool:</b>	No	<b>Area:</b>	13-Bullhead City
	<b>Year Built:</b>	2017	<b>BHC Sub-Area:</b>	
	<b>Garage:</b>	2	<b>Sub/Comm:</b>	Desert Foothills Highlands
	<b>Apx Garage Depth:</b>	Over 50	<b>Exposure:</b>	NW
	<b>Garage Spaces:</b>	4 (approx 10X20)	<b>Builder/Manuf:</b>	Colorado River Homes
	<b>Garage Dims:</b>		<b>New Constr:</b>	Yes
<b>Apx Garage SqFt:</b>	1652	<b>Permit Issued:</b>	No	
<b>Apx Liv SqFt:</b>	1,729	<b>Est. Date Compl:</b>	12/31/2017	
<b>Apx Lot Dims:</b>	60X165X40X105X101	<b>Zoning:</b>	R1L Res: Single Family Limited	
<b>Price/Sqft:</b>	\$230.77	<b>Fireplace:</b>	No	
		<b>Other Options:</b>	To be built: lot/home	

<b>Full Baths:</b>	1	<b>3/4 Baths:</b>	1	<b>Half Baths:</b>	0	<b>Split BR:</b>	Yes
<b>Apx. Total SqFt:</b>		<b>Lot SqFt:</b>	12,166.0	<b>Apx. Acres:</b>	.28	<b>Handicap:</b>	
<b>Green Features:</b>	Yes						

## FEATURES

**Int Features:** Ceiling Fan(s) , Counters-Granite/Stone , Pantry , Security Wired , Surround Sound Wired , Walk-In Closet(s) , Open Floor Plan  
**Ext Features:** Patio Covered

**Appliances:** Dishwasher , Disposal , Garage Door Opener(s) , Microwave , Oven/Range-Gas , Water Heater-Natural Gas

**Lot Desc:** Curb and Gutter , Irregular , View-Golf Course , View-Mountains , Rd Maintained-Private , Rd Paved

**Master BR/BA:** 1 Master Suite , Dual Sinks , Master on Main Floor , Separate Tub/Shower  
**Garage/Park:** Attached , Finished , Door - 9 Ft Height , Door - 14+ Ft Height , Motor Hm/RV 10x12Ft +door

**Style/Type:** Site built 1 Story

**Heat/Cool:** Cooling-Central Elec , Heat Pump

**Fireplace:**

**Laundry Hkp:** Utility Room

**Construction:** Stucco , Wood Frame

**Comm Amen:** Gated

**Lockbox Loc:** None

**Green Feat:** Low Flow Toilets , Programmable Thermostat , Hard Surface Floors , Low-E Windows , Formaldehyde Free Cabinet

**Roof:** Tile

**Floor:** Tile , Carpet

**Water/Sew:** Sewer , Water-City

**Utilities:** Elec. Available , Gas Available

**Fencing:** None

**Other Room:** Utility Room

**Terms:** Cash

**Special Info:** Owner/Licensee , CCR's , Green Features

## APPROXIMATE ROOM DIMENSIONS

<b>Living Rm:</b>	<b>Dining Room:</b>	<b>Kitchen:</b>
<b>Den:</b>	<b>Family Room:</b>	<b>AZ Room:</b>
<b>MBR:</b>	<b>BR 2:</b>	<b>BR 3:</b>
<b>BR 4:</b>	<b>Other 1:</b>	<b>Other 2:</b>

**Comm Name:** **Unit ID:** **Occ. Restricts:**



**Public Rems:** Home to be built, construction is ready to start when you are. Looking for quality construction? Welcome to the Highlands at Desert Foothills, a gated community located within 5 minutes to Laughlin Nevada Casinos and 10 Minutes to Lake Mohave. Home will feature 50' deep RV garage & 50' deep boat garage, tech shield barrier, R-50 in ceilings & R-21 wall insulation. 10' plate with 8' interior doors, quartz counter tops, tiled wood plank flooring, Santa Fe textures on interior walls & floor to ceiling travertine tile set walk in showers. Home can be modified before construction or we can redraw the plan and design a custom home of your dreams. stop by 2605 shoreline cove to view the model of this floor plan. Owner is a licensed Realtor/Broker in the State of Arizona.

**Directions:** Bullhead Parkway to Desert Trail Dr, go thru gates, left on Lakeview. Lot will be on the right.

**Property URL:**

<b>Taxes:</b>	\$394.88	<b>Tax Year:</b>	2016	<b>Parcel ID:</b>	213-40-174
<b>Tract/Blk/Lot:</b>	5032/na/174	<b>Assmnt Type:</b>		<b>Home Warranty:</b>	New Home
<b>HOA/HOA Dues:</b>	Yes/ \$162	<b>HOA Paid:</b>	Qtr	<b>SqFt Source:</b>	Tax Roll
<b>Assessments/Assessment \$:</b>	No/ \$	<b>Map Coord:</b>		<b>GPS Coord:</b>	
<b>Flood Plain:</b>	No	<b>Possession:</b>		<b>Twp/Rng/Sec:</b>	20N/ 21W/ 5
<b>DOM/CDOM:</b>	258/258	<b>HOA Mgmt:</b>	Amy Telmes	<b>Pend Date:</b>	
<b>Closing Date:</b>					

## PREPARED BY

 	<b>Prepared by:</b> Steven Brasher	<b>Email :</b> steve@ussw.net
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