

3414 Clandara Ave □ Las Vegas, NV 89121 □ MLS#2782033

RECENT UPDATES

- NEW energy-efficient heat pump HVAC system (A/C & heat) for the upper level (installed Oct. 2025 with a transferable 10-year warranty through Oct. 2035)
- Back yard remodel featuring tiled patio, desert landscaping & artificial grass
- NEW energy-efficient sliding patio door from primary bedroom to back yard
- NEW flooring throughout kitchen, living room & hallway (July 2024)
- Front yard converted to low-maintenance desert landscaping through SNWA program
- NEW French doors at den-to-dining area & carpet to create office/den space downstairs
- NEW ceiling fans installed in primary bedroom, living room, office & upstairs bedroom
- NEW custom kitchen backsplash
- NEW refrigerator, washer & dryer
- Guest bathroom remodel/update
- NEW energy-efficient skylight in kitchen

OTHER UPGRADES & UPDATES

- Two-tone interior paint
- Updated flooring throughout
- Tankless water heater
- Updated kitchen & bathroom cabinetry
- Quartz countertops
- Stainless steel kitchen appliances
- Dual-pane windows
- Recessed can lighting in kitchen
- Updated lighting fixtures throughout
- Garage door & garage door opener replaced
- Extremely private backyard w/ 12' block walls

BRAEWOOD HERITAGE COMMUNITY AMENITIES

- Gated
- 3 community pools
- Spa
- Tennis courts
- Pickleball court
- Basketball court
- 2 playgrounds
- Putting green
- Mature trees & lush grassy common areas
- Social Days (Wine Wednesdays, holiday parties & more)
- Separate secured RV & boat storage area (monthly fee to HOA to rent space)