

# THE FINGERS AT LAKE LAS VEGAS

51 TENTATIVE MAPPED WATER FRONT SINGLE FAMILY LOTS

Henderson, Nevada

FOR SALE



LAS VEGAS  
"STRIP"

LAKE LAS VEGAS  
HILTON

LAKE LAS VEGAS  
SOUTHSHORE  
GOLF COURSE

THE WESTIN  
LAKE LAS VEGAS  
RESORT & SPA

SUBJECT  
PROPERTY

LAKE  
LAS VEGAS

For More Information:

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# THE FINGERS AT LAKE LAS VEGAS

## PROPERTY LOCATION

The subject parcel(s) are commonly referred to as the “Finger Parcels” are located on the South Shore of the Lake Las Vegas Master Plan Development. The Finger Parcels are approved for the development of 51 homes single family detached homes.

## PRICE

Owners will entertain offers with a low entry into the lots with price participation moving forward on future value increases.

## ZONING & CONDITIONS

Low-Density Single-Family Residential 6 (6 dwelling units per acre) (RS-6). The minimum size home shall be 2,500 with the vast majority of the homes to be 3,000 square feet or larger. Developer may build up to a maximum of 5 two story homes, with a maximum of 32 feet, on the west half of parcel 24a. Said two story homes may not be built next to each other. All other homes shall be single story with a maximum height of 24 feet.

## QUICK FACTS

The “Finger Parcels” at Lake Las Vegas

Parcel 24A, APN 160-23-123-001

Parcel 24B, APN 160-23-123-002

Parcel 20L, APN 160-23-123-003

Lake Las Vegas Master Association - \$750 per vacant lot per year (amount increases to \$1,500 per lot per year after a home is built on the lot)

SouthShore Residential Community Association - \$1,704 per lot per year

SouthShore Residential Community Association Special Benefit Assessment-\$40 per lot per year

Annual property taxes for the Subject Property totals \$55,979

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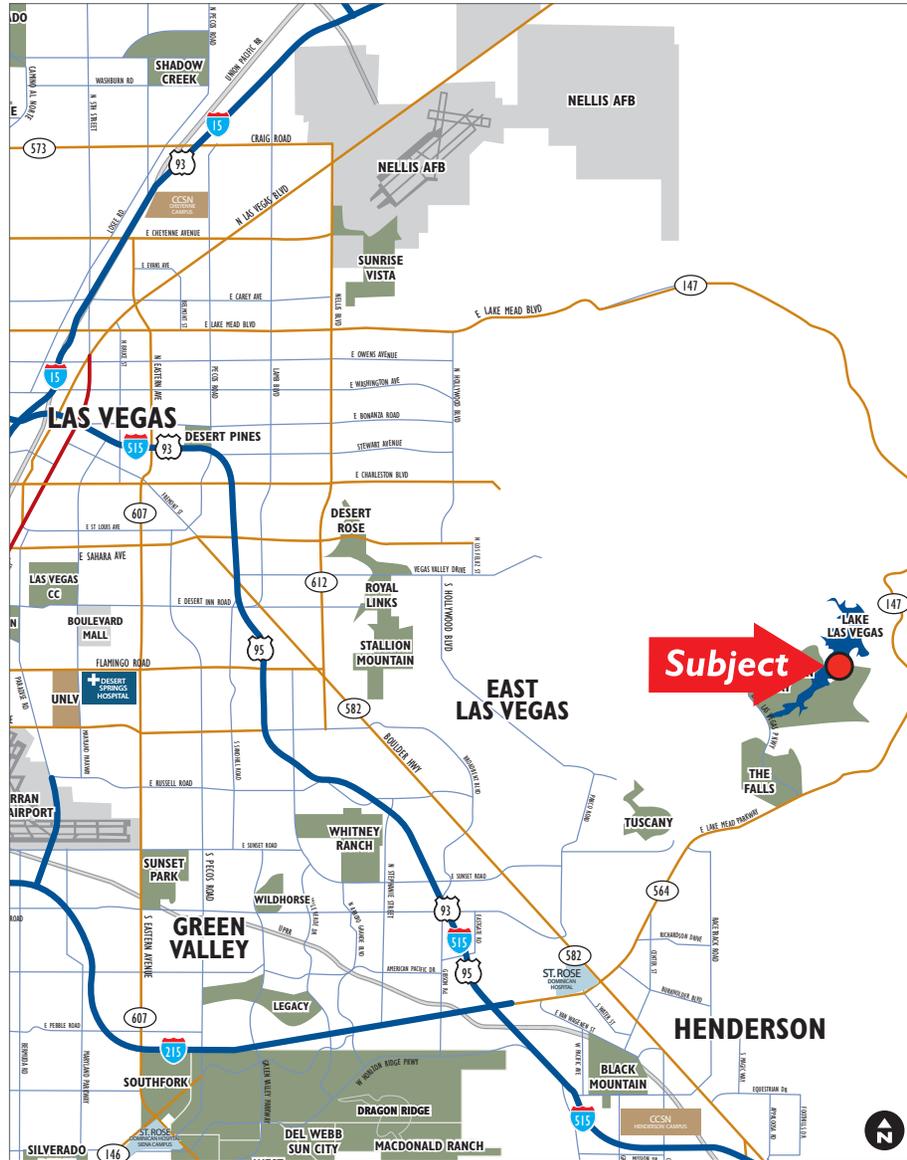
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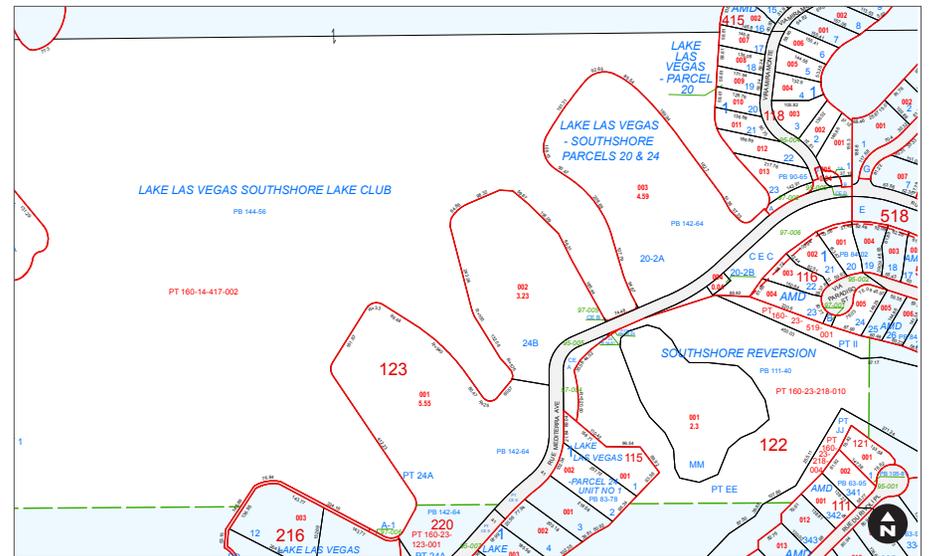
LOCAL MAP



AERIAL



PARCEL MAP



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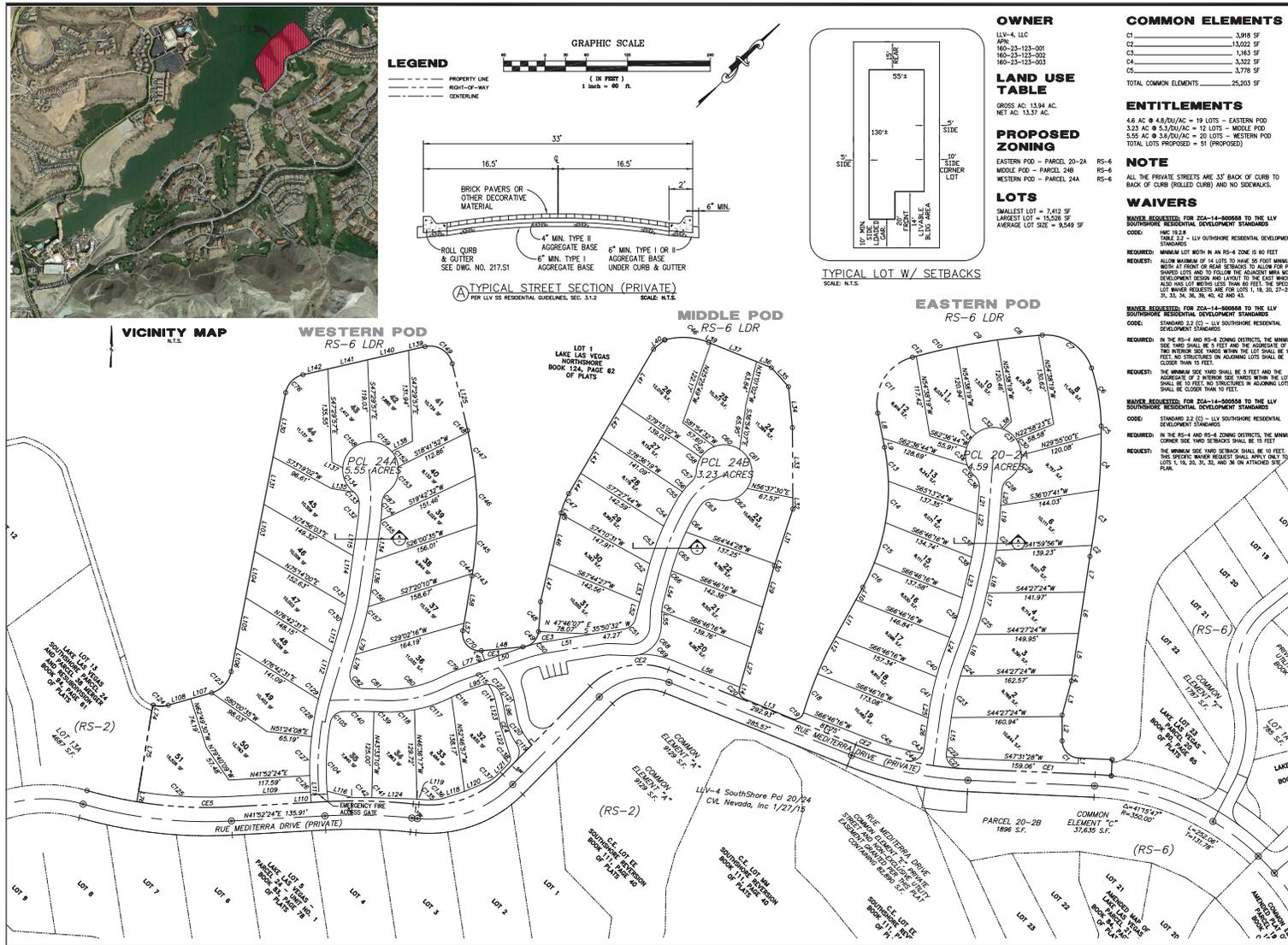
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TENTATIVE MAP



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## ABOUT LAKE LAS VEGAS

Lake Las Vegas Resort is a premier residential, golf, and resort destination situated on a privately owned 320 acre lake that features ten miles of shoreline. The lake offers great escapes for fishing, sailing, and swimming. Within the 3,592 acre master planned community are exquisite residential offerings, two championship golf courses, three world class hotels, and fifty acres of open space with hiking and biking trails. The Mediterranean inspired community includes pampering spas, a full-service marina with watercraft rentals and yacht cruises, and Monte Lago Village – a retail enclave at the center of the resort. Lake Las Vegas is located in Henderson, Nevada, just 17 miles east of the Las Vegas Strip and adjacent to Lake Mead National Recreation Area. Lake Las Vegas residential offerings include custom/estate home sites with panoramic views of the lake, golf courses, open space, and surrounding mountainsides.



## GOLF - SOUTH SHORE

SouthShore Golf Club offers 18 holes of purely glorious golf on a stunning Jack Nicklaus designed course. Rising from the shoreline of Lake Las Vegas, high points of 350 feet leave you breathless. Canyons and water exhilarate. Generous trees and serene desert vistas balance the ride. Former host to the Wendy's 3-Tour Challenge featuring players from the LPGA, PGA and Champions Tours, SouthShore ranks #45 on Golfweek's list of Best Residential Courses and was named #6 Golf Digest's Best New Private Courses in 1996 with many accolades in between. At the SouthShore Clubhouse, Members enjoy dining, social and golf events. Members also have access to the exclusive Lake Club featuring dining, fitness, swimming, social activities and a private beach on Lake Las Vegas.



## FEATURES:

- Golf shop, practice facilities, PGA professionals on staff, five sets of tees to accommodate all levels of golf play
- 28,000 sq. ft. Mediterranean-style golf Clubhouse
- 18,000 sq. ft. Lake Club with heated pool, tennis courts and sport court with basketball hoops
- 2,500 sq. ft. fitness center with latest cardio and strength equipment
- Beautiful pool and cabanas, private lakeshore with white sand beach
- Casual and formal dining with extensive menu and bar offerings at both Clubs
- Family-oriented social calendar at both Clubs

## GOLF - REFLECTION

Reflection Bay Golf Club is set on luxurious Lake Las Vegas, located 15 minutes east of the Las Vegas Strip. A 320 acre man-made lake, Lake Las Vegas is the centerpiece of this high-end residential resort community. Built in 1998, Reflection Bay Golf Club was designed by 18 time Major winner Jack Nicklaus. The course is designated as a prestigious Jack Nicklaus Signature Design, the only such course located in the state of Nevada. Reflection Bay played host to the Wendy's 3Tour Challenge from 1998 to 2007, showcasing the talents of such champions as Bubba Watson, Fred Couples, John Daly and Phil Mickelson.



The lavish 32,000-square-foot clubhouse features a full golf shop, as well as casual and fine dining. The facilities at Reflection Bay provide the perfect setting for VIP golf groups, corporate outings, celebrations and weddings. In addition to world-class golf and dining facilities, Reflection Bay offers some truly unique lifestyle experiences including a private white sand beach, paddle boarding, and access to the La Contessa and Lady of the Lake yachts. We also feature one of the most unique concert experiences in the world, as our floating stage turns Reflection Bay into a beachside venue like no other gaming establishments are restricted to the Gaming Enterprise Overlay District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category.

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