

KNOW YOUR HOME

7642 PLUNGING FALLS DR | LAS VEGAS, NV 89131



3

BEDROOMS

2

BATHROOMS

1,594

SQ. FT.

5,663

LOT SQ. FT.

2001

BUILT

2-CAR

GARAGE

HOME AT A GLANCE

Single-story residence in the gated Lynbrook community
Vaulted ceilings and open living / dining layout
Ceramic tile flooring throughout
Primary suite with walk-in closet, dual vanities, soaking tub and separate shower
Low-maintenance backyard with cobblestone patio
HOA dues: \$80/month

WHAT STAYS WITH THE HOME

Refrigerator | Gas range | Microwave | Dishwasher
Garbage disposal | Washer | Dryer
Custom draperies and window treatments
TV wall mounts

Seller exclusions: televisions and fish tank
Verify all inclusions/exclusions in the purchase contract.

THE LOCKHART METHOD™ | BUYER DECISION CHECK

- FIT** Does the layout, location and property support how you plan to use the home?
- COST** Consider payment, taxes, insurance, HOA, utilities and ongoing maintenance.
- VERIFY** Confirm inspections, HOA documents, schools, utilities and items important to you.

VIEW PROPERTY
Photos, details & updates





KNOW YOUR LOCATION & OWNERSHIP

Useful, objective information to help evaluate everyday ownership and the surrounding area.

NEARBY EVERYDAY CONVENIENCE

Teton Trails Park	approx. 0.3 mi
Grand Teton Soccer Park	approx. 0.4 mi
Restaurants / coffee cluster	approx. 0.5-0.6 mi
Walmart Supercenter	approx. 1.6 mi
Centennial Hills Hospital	approx. 4.4 mi

Approximate proximity. Verify routes, travel times and current businesses independently.

PARKS & RECREATION

Teton Trails Park
7850 N. Bradley Rd, Las Vegas, NV 89131
Playground with water play area
Walking path | picnic area | barbecue grills
Reservable sports / lacrosse fields

[VIEW CITY PARK INFORMATION](#)

SCHOOL INFORMATION

Howard E. Heckethorn Elementary	approx. 0.2 mi
Anthony Saville Middle School	approx. 1.3 mi
Shadow Ridge High School	approx. 1.4 mi

School boundaries and assignments can change.

Buyers should verify directly with Clark County School District.

[VERIFY CCSD SCHOOL ZONING](#)

OWNERSHIP & HOME SERVICES

HOA	Lynbrook Master Association \$80/mo
Electric	NV Energy
Natural Gas	Southwest Gas
Water / Sewer	Public service, verify jurisdiction
Internet	Verify address-specific provider availability
Solar	No photovoltaic system reported in MLS

BUYER DUE DILIGENCE | BEFORE YOU DECIDE

- Review the Seller's Real Property Disclosure and professional inspection findings.
- Review HOA resale package, rules, fees and transfer requirements.
- Confirm utility providers, typical operating costs and internet availability.
- Verify school assignment, insurance, taxes, financing and any matters important to your purchase.

CONTINUE YOUR BUYER RESEARCH

Explore The Lockhart Method™, Buyer Readiness Assessment, Las Vegas home search, community guides and buyer resources.

[STEVELOCKHARTREALTOR.COM](https://stevelockhartrealtor.com)
[TAP TO EXPLORE BUYER RESOURCES](#)

