**2555 Hampton Road Unit 6304, Henderson, NV 89052**

**TUSCAN INSPIRED LUXURY CONDO - LOCK & LEAVE”**

**Unobstructed STRIP VIEW at Anthem in Henderson**

Located in the heart of approximately 10,000 homes Sun City Master planned community, Terra Bella is the only Condominium within this Active Adult (55+) golf course community.

A single level luxurious condo with private 2-car garages, this unit comes with 2 Master Bedroom Suites and boasts a highly sought after centerpiece of **Las Vegas STRIP VIEW** in almost every room on this top floor unit!

If you are looking for a view, the Strip View—this is it!

“Lock & Leave” means you can lock up and return days, weeks or months later; owe it to the double security feature it offers; a main gate, and an additional secured entry to each building. It also means, this spectacular community is maintenance free for the snowbirds and those who find sowing and pruning their garden a thing of the past!

Totally unobstructed; come enjoy the alluring sunset and a sea of glittering light of the Strip right from your home!

Located on the top floor, an entry foyer transitions to an open and inviting space where you find the Living Room and Formal Dining Room, (currently set up as a home office). It is hard not to miss every little detail from the modern fixtures and fittings as you tour the home. A showcase glass-fire, fireplace is found in the Living Room, Plantation Shutters, gorgeous tile flooring, an oversized kitchen that opens to the Living Room, high end cabinetry with soft close, granite island and countertops, beautiful backsplashes, stainless steel appliances, graceful curved panel range hood, track lighting, under cabinet lighting just to name a few in this Chef’s Kitchen!

The front master bedroom features picturesque windows to draw your attention to the view! Comes with custom closet, dual sinks, granite countertops, soaking tub and a very spacious walk in shower with seamless glass enclosure with seating; this five star hotel like master bedroom is sure to please.

The second master bedroom also features a walk in shower and seamless glass enclosure, granite counter tops and a walk in closet.

The windows of the Living Room, Dining Room and front Master Bedroom showcase the strip view.

This bright and open floorplan exists to impress no matter which area of the home you find yourself in!

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**ADDITIONAL FEATURE & UPGRADES OF UNIT 6304**

* Top Floor with Unobstructed View of Las Vegas Strip
* Strip View from every room in the home
* Dramatic 9-foot ceiling
* Low E Dual pane windows and sliding doors for energy efficiency
* Track Lighting in Kitchen and Dining Room
* Curved panel Range Hood
* Under Cabinets Lights
* Soft Close Cabinets
* Stainless steel cabinet pulls
* Stainless Steel Appliances including 5 burners cooktop
* Almost 6” high upgraded baseboard
* Plantation Shutters in Second Master Bedroom and Living Room
* Wall mounted TV wiring in Living Room
* Glass-Fire Fireplace in Living Room
* Extensive use of glass throughout to maximize natural light and View!
* Oversized Master Bedroom with drop dead gorgeous Strip View
* Kohler Sinks and Upgraded Fixtures
* Walk In closet with built in organizers
* Spacious walk in shower with upgraded surrounds in both Master Bedrooms
* Ceiling fans throughout
* Fire sprinkler system
* Raised panel textured doors
* Water treatment system
* Sizeable 16-foot balcony
* Laundry Room with sink and granite counter top and cabinets
* Wired for cable TX, telephone and alarm system.

THE COMMUNITY

Sun City Anthem is part the 5000-acre Masterplan community of Anthem; which comprise of Anthem Coventry, Anthem Country Club, Sun City Anthem and Anthem Highlands.

Sun City Anthem is a 55+ Active Adult Community. This community features championship golf courses, world class recreational centers, miles of walking and hiking trails and numerous parks. City of Henderson is dubbed as one of the safest cities in America!

Terra Bella offers state of the art amenities from fitness, aquatic center, recreation, outdoor kitchens, activities, library, bocce court, and community socials

**Community Highlights:**

* Active Adult 55+ Community
* Gated **plus** Additional Secure Entry to each Building
* Clubhouse, Community Pool & Spa
* Covered BBQ cabanas, Outdoor covered patio with lounge areas, fireplace
* Kitchen facilities, Exercise Room, Library/Recreation Room
* Professionally landscaped common area & elegant palm trees
* Attached 2 car garages on ground floor
* Each Building has elevators and interior courtyards
* Building 6 is the newest of the buildings
* Energy Star Certified
* HOA fee $331/month – includes, in addition to maintenance of common facilities/amenities – individual unit’s Water, Sewer and Garbage fees
* Master Association = $0 SID/LID = $0 Property Tax $2218/year

Relax at the pool, clubhouse or watch the sunset and sea of glittering lights from the Las Vegas Strip

**SCHOOLS IN THE AREA:**

* Elementary Schools: Frank Lamping Elementary School, Shirley and Bill Wallin Elementary School, Elise L. Wolff Elementary School
* Middle Schools: Del E. Webb Middle School and Bob Miller Middle School
* High Schools: Coronado High School, Liberty High School
* Henderson International School (Private school)
* Calvary Chapel Green Valley Christian Academy (Private school)

**DINING / SHOPPING/ ENTERTAINMENT**

* The District – Whole Foods, Williams Sonoma, Pottery Barn
* Walmart, Sam’s Club, Target, Trader’s Joe etc
* Endless chain restaurants and specialty restaurants
* Movies, Bowling at Green Valley Ranch, M Resort & Casino, SouthPoint

**ANTHEM IN HENDERSON PARKS** Anthem Hills Park - lighted basketball courts soccer, playgrounds, covered picnic areas, skate park, and walking trails.

**MEDICAL**

* St. Rose Dominican Hospital
* Women’s Specialty Care
* Seven Hills Surgery Center

**TRANSPORTATION**

* Freeways -15 and I-215 within minutes from this community
* McCarran Int’l Aiport within 20minutes

**CRIME STATS :** [Crime Mapping](http://www.crimemapping.com/)