



# 187 Jalyn Rae Court Las Vegas, NV 89183

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Southeast Las Vegas 1/4 Acre in a Gated Community



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## PROPERTY DESCRIPTION

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Fantastic floor plan for any lifestyle! All rooms are large & open, high ceilings & plenty of windows. There is also a 440 square foot casita with a kitchen & a full bathroom! The two way fireplace in the living room is also accessible on the backyard patio creating a warm & charming space. The huge kitchen is a gourmet's dream come true with plenty of counter space & cabinets! The primary bedroom is separate from the others and is enormous! There is dual walk in closets, dual & separate sinks, separate garden tub & shower. Lots of storage in the garage & a separate solar water heating system to supplement the gas water heater. The refreshing pool/spa combo & backyard are perfect for relaxing, & add an enjoyable space for entertaining! Near freeway access, local casinos, Allegiant Stadium, the Raiders Practice Facility, the international & private airports, great schools, shops & restaurants.





Offered at: \$1,015,000



5 Bedrooms | 4 Bathrooms | 4,115 SQFT | 0.29 ACRES















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Doug Sawyer was the highest producing Realtor in 2022 in the Summerlin office and was in the top 10 highest producing Realtor in the entire ERA Brokers Consolidated Franchise, out of over 750 Realtors in California, Nevada, Utah, and Texas for 2022. He has been among the overall highest producing agents in the Las Vegas Summerlin and Henderson offices since 2016. He is a prestigious Leaders Circle Member selling over \$15,000,000 annually putting him in the top 10% of all the agents in the entire ERA Brand worldwide. He has made an impressive impact in the Las Vegas Real Estate industry since obtaining his Nevada Real Estate License in 1989. After being with Realty Executives of NV for 25 years, Doug Sawyer has joined forces with ERA Brokers Consolidated to bring you the latest technology and to provide you Service You Deserve! Early in his career, he made an analysis of the public's main concerns when choosing a Real Estate Professional. The three highest areas were knowledge, professionalism, and service. Doug Sawyer has a commitment to fulfill these needs for the consumer. He has devoted many hours and hard earned money attending the latest and highly technical courses, conferences, and seminars to learn and improve his techniques. He has been a member of our community since 1961 and has seen this "little desert town" grow into the beautiful thriving city it is today. He loves Las Vegas and understands people's needs when choosing this sparkling city as their home. His motto, "Service You Deserve!" is proven time and time again by his attention to detail and follow through, start to finish, in helping in the purchase or sale real estate. The "service" he provides is based on communication, integrity, and a desire to help you reach your goals. Doug uses innovative tools and techniques, but he never loses sight of what is important to people. Your transaction is his first priority and that means keeping you informed. Not just telling you what is happening, but why. Doug is a Broker/Salesman and has obtained the CFAC (Certified Foreclosure Alternative Consultant), the CRS (Certified Residential Specialist), and the GRI (Graduate of Real Estate Institute) designations to raise the quality of service that he feels Realtors should provide. He has been recognized by the GLVAR (Greater Las Vegas Association of Realtors) with the Honorary Alumni Award in 2019 commemorating 30 years of outstanding service. He has been highly trained to handle any type of transaction whether it is a short sale, REO, bank owned property, HUD homes, foreclosures, or just a good old fashioned real estate transaction. Most importantly, he has been trained in alternative methods to help you avoid foreclosure. He can help you get out from under your home and restore your sanity as painlessly as possible! Doug has been helping people throughout the Las Vegas Valley and North Las Vegas in areas like Aliante, Anthem, Boulder City, Canyon Gate Country Club, Desert Shores, Green Valley, Lake Las Vegas, Mount Charleston, Mountains Edge, Painted Desert, Peccole Ranch, Providence, Queens Ridge, Red Rock Country Club, Rhodes Ranch, Siena Country Club, Seven Hills, Silverstone Ranch, Skye Canyon, Southern Highlands, Sun City, The Lakes, The Ridges and many more Southern Nevada communities. He has helped people with condos, high rise condos, townhouses, single family homes, vacant land and commercial sales and leasing of all sizes and price ranges. No transaction is too big or too small. He has been servicing zip codes such as 89005, 89011, 89012, 89014, 89015, 89031, 89052, 89074, 89113, 89117, 89120, 89123, 89124, 89128, 89129, 89130, 89131, 89134, 89135, 89138, 89141, 89143, 89144, 89145, 89147, 89148, 89149, and 89166. Doug Sawyer's knowledge, professionalism, and service are tremendous assets to you. Great service is easy to talk about, but hard to provide. Doug backs up his commitment with action. Doug Sawyer provides the "Service You Deserve!"



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