

# 7531 PEARWOOD COURT LAS VEGAS NV 89123



Listed by  
**Kelly Bishop**

Corporate Broker | Founder  
Rustic Elegance Nevada Living  
B.1002019

# RUSTIC ELEGANCE MAGAZINE

---

List Price

**\$799,000**



**5** Beds



**3** Baths



**2,469** Sq Ft



**0.25** Acres

WELCOME HOME



Step inside this luxury home that boasts updates and upgrades bringing this home to a new level of style .



---

7531 Pearwood Lane Las Vegas NV 89123

# HIGHLIGHTS OF THIS HOME

*Great Neighborhood*

---

*Close to the Airport*

---

*No HOA !!!*

---

*RV Parking*

---

*Move in Ready!*

---

# HIGHLIGHTS OF THIS HOME

Step into the realm of modernized opulence and sophistication! This bewitching abode has been imbued with a spellbinding metamorphosis, emerging as a true treasure of elegance. With a seamless fusion of contemporary grace and thoughtful enhancements, this residence stands ready to fulfill your reveries of lavish living. Free from the constraints of an HOA and offering splendid RV parking, this home beckons you to explore its splendor.

Cross the threshold into a kitchen that embodies culinary splendor, adorned with Zodiac quartz countertops that gleam with celestial allure. The upstairs sanctuaries of relaxation boast upgraded vanities, exquisite tile craftsmanship, modern sinks, and a luxurious soaker tub that whispers of indulgent repose. Ascend the bespoke solid oak staircase to a custom tile landing, each step echoing with sophistication and grace.

## Kelly Bishop

*Broker Owner | B.1002019*

Rustic Elegance Nevada Living  
B.1002019  
(702) 802-9832



The enchantment of this dwelling transcends its walls, as the kool decking encircling the pool has been enchanted with upgrades and a fresh coat of paint. At the heart of this sanctuary lies a 15x45 saltwater pool, a shimmering oasis of tranquility beckoning you to bask in its embrace.

### Key Details:

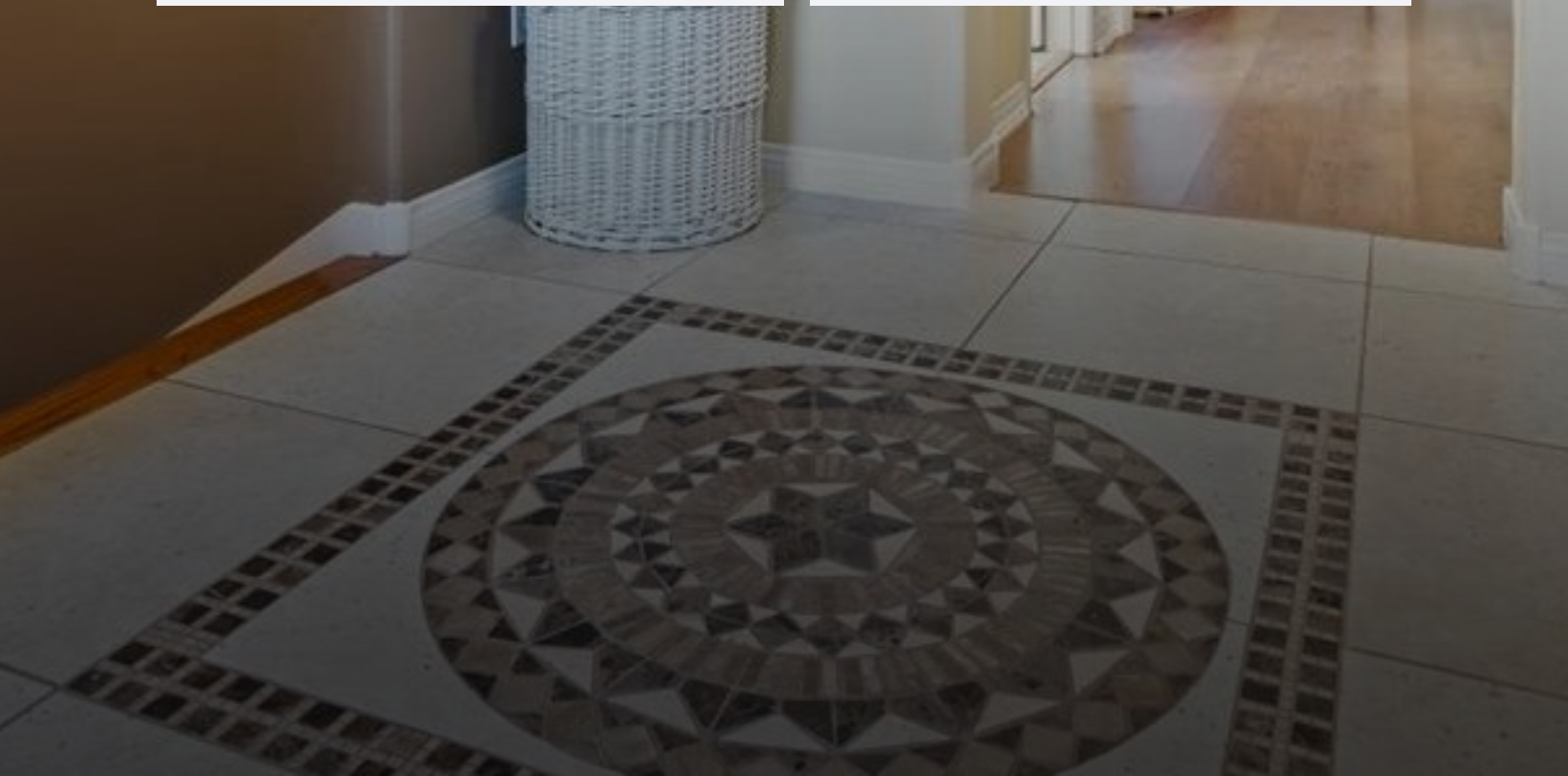
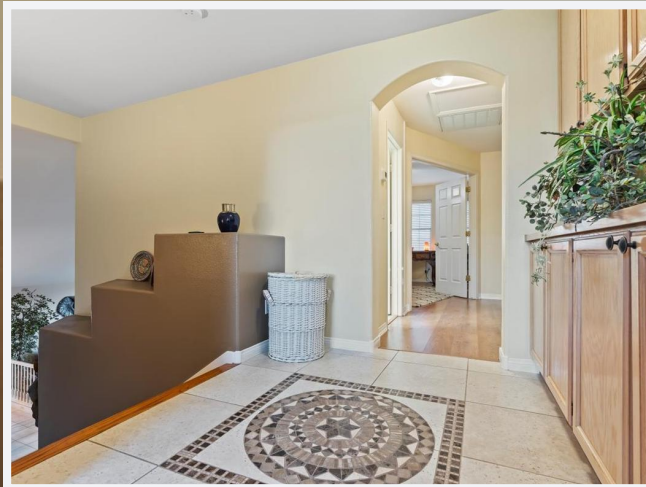
- One and a half stories
- Built in 1993
- 2469 square feet
- Three-car garage
- 5 bedrooms
- 3 bathrooms
- All appliances included
- 15x45 saltwater pool
- Abounding in custom upgrades



# CUSTOM STAIRWAY

CUSTOM SOLID OAK STAIRWAY  
HAND BUILT BY THE OWNER

# CUSTOM FLOORING



A rustic dining room featuring a wooden dining table with a patterned runner, surrounded by wooden chairs. A large, ornate chandelier hangs from the ceiling. To the left is a wooden hutch with glass doors displaying various items. A framed picture of an elephant hangs on the wall above the hutch. The room is open to a kitchen area in the background, with a window on the right side covered by sheer curtains and blinds. The floor is tiled.

# DINNING

## AREA IS OPEN & SPACIOUS

The open dining area seamlessly extends from the kitchen into the living room, delineating a distinct space while maintaining an elegant flow into the living area. Illuminated by bright and airy lighting, the space exudes a welcoming ambiance.

Rustic Elegance Nevada Living  
B.1002019

# ADVANTAGES OF LOCATION

CLOSE TO  
ENTERTAINMENT

# Bathroom Upgrades

Upgraded vanities, beautiful tile work, sleek sinks, and a soaker tub  
New hot water heater too!



RELAX IN THIS NEW  
MODERN SOAKER TUB



# PRIMARY BEDROOM



---

# FINDING THE IDEAL MORTGAGE FOR YOUR \$799,000 LAS VEGAS DREAM HOME

BY JC DE LA TORRE, ALL WESTERN MORTGAGE

If you're in the market for a high-end property in the vibrant city of Las Vegas, securing the right financing is crucial. With a price tag of \$799,000, you'll want to explore loan options that offer competitive rates and terms to make your dream home a reality. Before looking at loans, getting an accurate valuation with a property report card can help ensure you don't overpay. Two of the most popular loan choices for this price range are VA loans and conventional financing.

## Property Report Card Provides Accurate Valuation

To avoid overpaying, it's wise to get a property report card that analyzes recent comparable sales, neighborhood data, and market trends. This provides an accurate valuation so you know the true worth of the \$799,000 home.

Understanding the property's value is key before securing financing.

**VA Loans: A Valuable Benefit for Eligible Military Members and Veterans** For those who have served or are currently serving in the U.S. armed forces, a VA loan can be an excellent choice. These loans, backed by the Department of Veterans Affairs, offer several advantages, including:

- **No Down Payment Required: VA loans allow qualified borrowers to finance up to 100% of the home's value, eliminating the need for a substantial down payment.**
  - **Competitive Interest Rates: VA loans typically feature lower interest rates compared to conventional mortgages, making them more affordable in the long run.**
  - **No Private Mortgage Insurance (PMI): Since VA loans don't require a down payment, borrowers can avoid the additional cost of PMI.**
-

To qualify for a VA loan in Las Vegas, you'll need to meet specific service requirements and provide a valid Certificate of Eligibility (COE). It's important to work with a lender experienced in VA loans, like All Western Mortgage, to ensure a smooth process.

### **Conventional Financing:**

**A Versatile Option for Qualified Borrowers**  
For those who don't qualify for a VA loan or prefer a different route, conventional financing can be an excellent choice for purchasing a \$799,000 home in Las Vegas. Here are some key points to consider:

#### **1. Down Payment Requirements:**

Conventional loans typically require a down payment of at least 20% to avoid private mortgage insurance (PMI). For a \$799,000 home, this would equate to \$159,800.

#### **2. Credit Score and Income**

**Requirements:** Lenders will carefully evaluate your credit score, income, and debt-to-income ratio to determine your eligibility and interest rate.

**3. Loan Limits:** In Las Vegas, the conforming loan limit for conventional mortgages is \$644,350 for a single-family home. For higher-priced properties like the one you're considering, you'll need to explore jumbo loans, which may have stricter qualification requirements.



Working with an experienced mortgage lender like All Western Mortgage is crucial when pursuing conventional financing. They can help you navigate the process, explore various loan programs, and secure the best possible terms based on your financial situation.

Whether you're eligible for a VA loan or considering conventional financing, it's essential to carefully evaluate your options and work with a reputable lender like All Western Mortgage. With an accurate property valuation from a report card and the right financing in place, you'll be well-prepared to purchase your dream \$799,000 home in vibrant Las Vegas.

# PROPERTY Report Card



## Forecasted Appreciation

Cumulative 5-year gain in 89123 **+4.45% avg. per year** ↗

**\$177,741** ▲ (22.25%)



## Historical Appreciation

Avg. per year in 89123

5 yr	<b>7.12%</b>
10 yr	<b>6.63%</b>
63 yr	<b>4.36%</b>

## Supply

### Homes Being Built

Clark

**12,386/yr**

### New Listings

Area	March	Current Month
ZIP: 89123	57 <b>-2% M/M</b> <b>58% Y/Y</b>	46
County: Clark	2637 <b>9% M/M</b> <b>0% Y/Y</b>	2261

## Affordability in Clark

### Median Household Income

**\$76,976**

National average: \$74,580



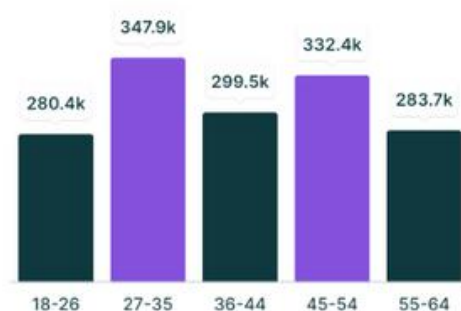
### Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

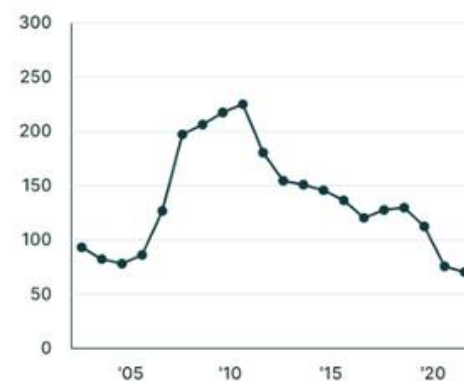
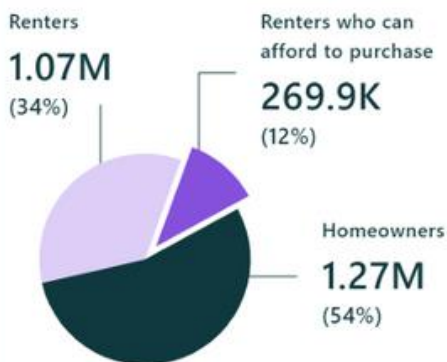
**70**

## Demographics by Age

Based on total Population of 2.346m



## Homeowners & Renters



**Juan Carlos De La Torre**

NMLS# 1098316 • All Western Mortgage

Cell: (520) 249-2245

[jtorre@allwestern.com](mailto:jtorre@allwestern.com)

[juantorre.allwestern.com](http://juantorre.allwestern.com)

8345 W Sunset Rd #380 , Las Vegas, NV 89113



Current as of 04/26/2024.

All Western Mortgage Inc. NMLS 14210 - 8345 West Sunset Road Suite 380 Las Vegas, Nevada 89113. All borrowers subject to credit qualifications. Not all borrowers will qualify as certain restrictions apply on all programs. The information contained in this material is not a guarantee to extend credit or lend. Terms and conditions are subject to change without notice - Equal Housing Lender. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater. Lender is not a tax consultation firm. Please seek advice from a tax professional. Sources: MBS Highway, FRED, US Census, BLS, JBRC, NAR, MLS Data provided by Listing Booster.

Rustic Elegance Nevada Living  
B.1002019

# CLOSE TO SHOPPING

#ENJOY

Rustic Elegance Nevada Living

B.1002019

# KITCHEN

The kitchen now gleams with a new sink, a water purification enchantment, pristine Corian surfaces, a magical cooktop, and exquisite tile flooring.

LIVE WELL • LOVE MUCH • LAUGH OFTEN



7531 Pearwood Ct

# CUSTOMIZED

This home can be purchased with Conventional Financing with your mortgage lender.

You can add a brief description for each article or keep it simple and paste the feature titles on the page. Don't forget your page numbers too!



## Dupont Non Porous Zodiac Quartz Countertops

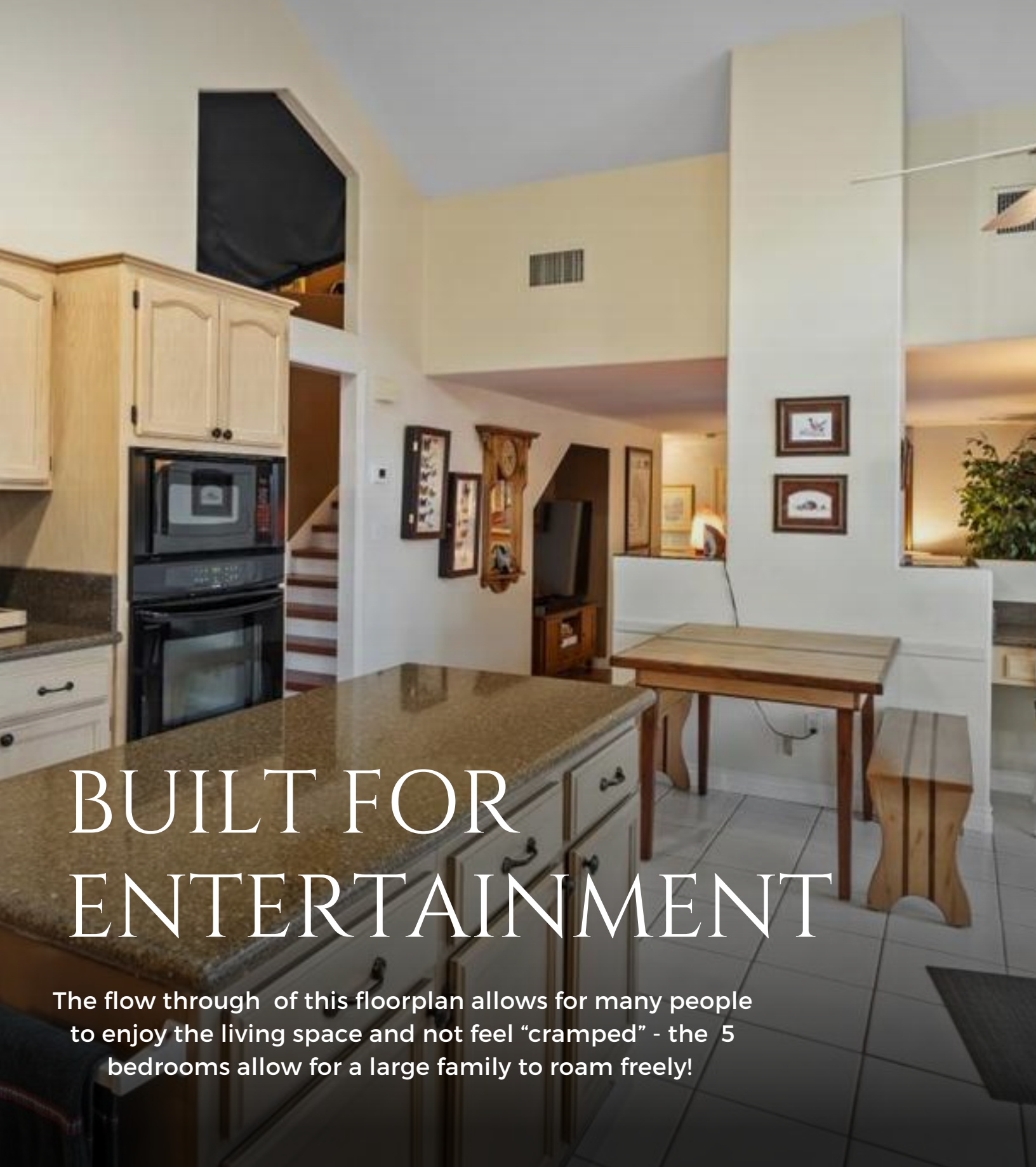
Dupont zodiac quartz countertops are engineered stone surfaces made from quartz crystals and resins. The key feature is that they are non-porous, meaning they don't absorb liquids or stains like natural stone.

This makes them highly stain-resistant, durable, and low-maintenance. They are scratch and heat-resistant, easy to clean, and come in various colors/patterns. In summary, zodiac quartz offers beauty and practicality with its non-porous, high-performance surface.

Rustic Elegance Nevada Living B.1002019

# ADVANTAGES OF LOCATION

FINE  
DINNING



# BUILT FOR ENTERTAINMENT

The flow through of this floorplan allows for many people to enjoy the living space and not feel “cramped” - the 5 bedrooms allow for a large family to roam freely!



## New Laminate Flooring

The family room and several other rooms throughout the house have been upgraded to laminate wood flooring for ease of care and cleaning!



You can watch Tv, the fire place and the pool in the backyard from this room.



# Backyard Garden Area

with Fruit Trees



Greenhouse for your  
fresh vegetables



## 15x45 Pool w/ Salt Water System & Heated, Raised Spa,

21

They promote healthy breathing without harsh chlorine fumes. The salt gently exfoliates skin and soothes sore muscles/joints. Saltwater is gentle on eyes and lowers stress levels. It's also better for the environment and safer than chlorine. Saltwater pools provide a therapeutic, rejuvenating experience while being eco-friendly and gentle on your body.



A photograph of a backyard oasis at dusk. In the foreground, a covered patio with a pergola structure is visible, featuring a thick concrete pillar and a tiled roof. The patio is furnished with lounge chairs, some with blue and white striped cushions. In the middle ground, a rectangular swimming pool with a blue cover is set on a light-colored concrete deck. The background is filled with tall palm trees and other lush vegetation, illuminated by warm outdoor lighting. The sky is a soft mix of blue and pink, suggesting twilight. The overall atmosphere is serene and luxurious.

*This backyard oasis makes you  
feel like you're at a resort!*

New kool decking around pool and freshly acid washed pool! New pump systems as well! The pool hosts its own volleyball net and has a gentle slope from end to end to accommodate your competitive friends!

Rustic Elegance Nevada Living  
B.1002019

# RECREATIONAL VEHICLE PARKING

#EXPLORATION



# EXTERIOR UPGRADES

FRESH EXTERIOR PAINT JOB

AIR CONDITIONING, AND HEATING  
UNITS HAVE BEEN REPLACED,

NEW MAIN WATER LINE

📍KELLYBBROKER

NEW BRICK PAVERS IN FRONT  
ENTRYWAY

RV PARKING

NO HOA !!!

SOLAR WINDOW COVERS ON  
FRONT SIDE OF HOUSE

# PUBLICATIONS

VISIT OUR  
COLLECTION TODAY!





# THE RUSTIC ELEGANCE EDGE

Kelly Bishop, Broker/Owner  
for over 25 years

---

We love working with our clients and strive to make your buying and selling experience beyond your expectations of a typical real estate transaction .

## More than just a Brokerage

---

We pride ourselves in working with a team of lenders, title and escrow officers, home inspectors, attorneys, accountants, handymen, etc. We strive to build a team around your home.

## Experience Counts

---

With over 25 years in the Real Estate, Insurance, Financial Services, and Retail Coffee Industry, Kelly is a 5th generation Montanan who prides herself in customer service and building relationships. Being an expert Negotiation Specialist, a Certified Luxury Home Marketing Specialist, among other Certifications with her Coaching and Consulting for small businesses, she understands the value of working with a professional team.

Rustic Elegance Nevada Living  
B.1002019

# CLOSE TO FITNESS GYMS

#HEALTH&FITNESS

# Summary of the overall features and upgrades of your new home at 7531 Pearwood Court

## **Kitchen-**

dupont non porous zodiac quartz countertops

## **Bathrooms-**

upgraded vanities, beautiful tile work, sleek sinks, and a soaker tub  
New hot water heater too!

## **Floors-**

new laminate flooring, custom solid oak stairway, custom tile

## **Fresh exterior paint job**

air conditioning, and heating units have been replaced,

new main water line

15x45 pool has a saltwater system  
Heated, Raised spa

backyard garden area  
with fruit trees

new brick pavers in front entryway

rv parking

**NO HOA !!!**

new kool decking around pool and freshly acid washed

solar window covers on front side of house

# RUSTIC ELEGANCE

NEVADA LIVING 



When you've decided on your cover story,  
come up with a list of topics for your feature articles.

Rustic Elegance Nevada Living  
B.1002019

# CLOSE TO EVENTS

SOUTHPOINT EQUESTRIAN ARENA EVENTS  
#EQUESTRIAN







RUSTIC ELEGANCE  
MAGAZINE