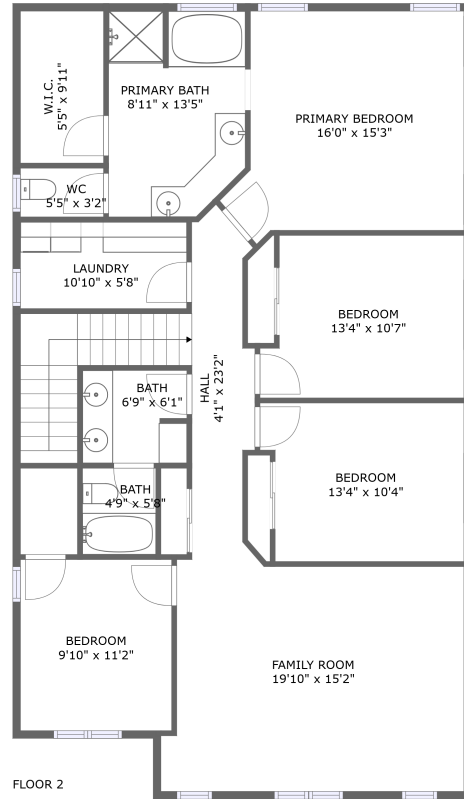
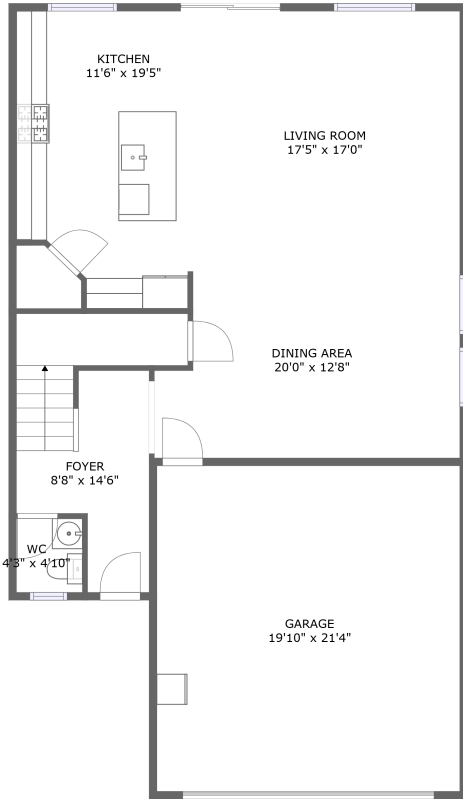


3952 Blue Opal Way, North Cheyenne, Las Vegas, Clark County, Nevada, United States, 89130




Property Summary

 **1** garages

 **4** bedrooms

 **2** bathrooms

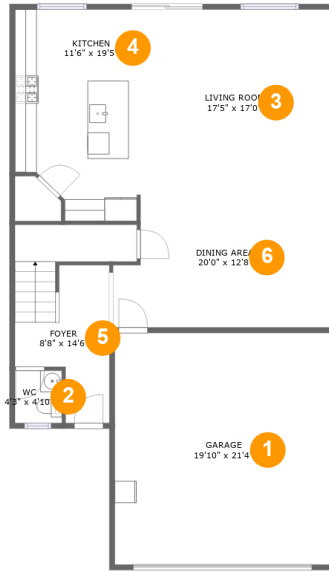
 **1** half baths

 **2** floors

 **2,514** Gross Living Area sqft

 **2,963** total sqft

3952 Blue Opal Way, North Cheyenne, Las Vegas, Clark County, Nevada, United States, 89130



Room Dimensions

Floor 1

Total sqft: 1440

Living area: 991

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Garage	19'10" x 21'4"	422 sq. ft	No
2	Wc	4'3" x 4'10"	21 sq. ft	Yes
3	Living Room	17'5" x 17'0"	297 sq. ft	Yes
4	Kitchen	11'6" x 19'5"	206 sq. ft	Yes
5	Foyer	8'8" x 14'6"	140 sq. ft	Yes
6	Dining Area	20'0" x 12'8"	229 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 1523

Living area: 1523

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Primary Bedroom	16'0" x 15'3"	205 sq. ft	Yes
8	Bath	6'9" x 6'1"	41 sq. ft	Yes
9	Primary Bath	8'11" x 13'5"	114 sq. ft	Yes
10	Wc	5'5" x 3'2"	17 sq. ft	Yes
11	Bedroom	9'10" x 11'2"	111 sq. ft	Yes
12	Family Room	19'10" x 15'2"	282 sq. ft	Yes
13	Hall	4'1" x 23'2"	142 sq. ft	Yes
14	W.i.c.	5'5" x 9'11"	54 sq. ft	Yes
15	Laundry	10'10" x 5'8"	62 sq. ft	Yes
16	Bedroom	13'4" x 10'7"	132 sq. ft	Yes
17	Bath	4'9" x 5'8"	27 sq. ft	Yes
18	Bedroom	13'4" x 10'4"	132 sq. ft	Yes

**3952 Blue Opal Way, North Cheyenne, Las Vegas,
Clark County, Nevada, United States, 89130**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	Bedroom	13'4" x 10'4"	131 sq. ft	Yes

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1 Floor 1 - Garage



Dimensions: 19'10" x 21'4"
Area: 422 sq. ft
Counted as Living Area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 1 - Wc



Dimensions: 4'3" x 4'10"
Area: 21 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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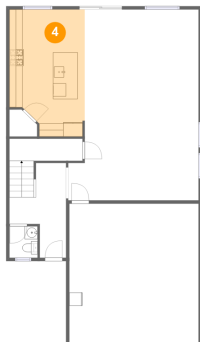
3 Floor 1 - Living Room



Dimensions: 17'5" x 17'0"
Area: 297 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

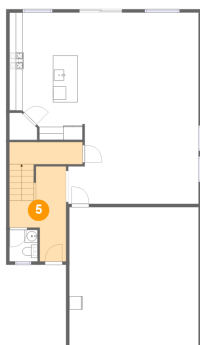
4 Floor 1 - Kitchen



Dimensions: 11'6" x 19'5"
Area: 206 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Floor 1 - Foyer

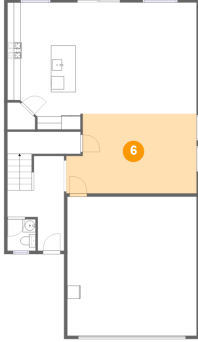


Dimensions: 8'8" x 14'6"
Area: 140 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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6 Floor 1 - Dining Area



Dimensions: 20'0" x 12'8"
Area: 229 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

7 Floor 2 - Primary Bedroom



Dimensions: 16'0" x 15'3"
Area: 205 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 2 - Bath

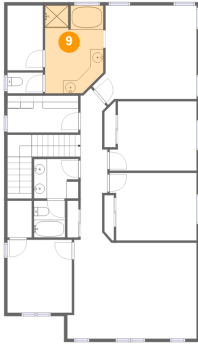


Dimensions: 6'9" x 6'1"
Area: 41 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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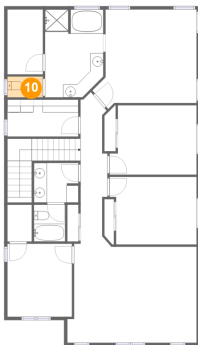
9 Floor 2 - Primary Bath



Dimensions: 8'11" x 13'5"
Area: 114 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

10 Floor 2 - Wc



Dimensions: 5'5" x 3'2"
Area: 17 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

11 Floor 2 - Bedroom

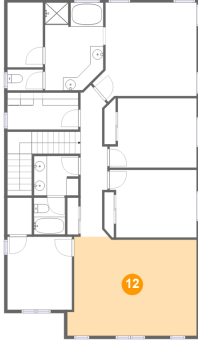


Dimensions: 9'10" x 11'2"
Area: 111 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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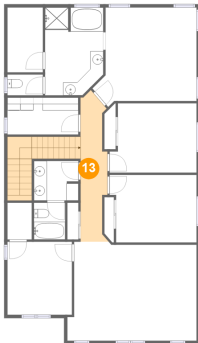
12 Floor 2 - Family Room



Dimensions: 19'10" x 15'2"
Area: 282 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

13 Floor 2 - Hall



Dimensions: 4'1" x 23'2"
Area: 142 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

14 Floor 2 - W.i.c.

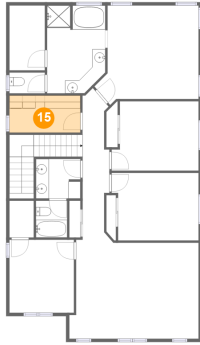


Dimensions: 5'5" x 9'11"
Area: 54 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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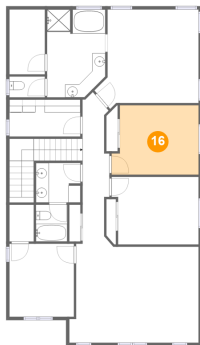
15 Floor 2 - Laundry



Dimensions: 10'10" x 5'8"
Area: 62 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

16 Floor 2 - Bedroom



Dimensions: 13'4" x 10'7"
Area: 132 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

17 Floor 2 - Bath

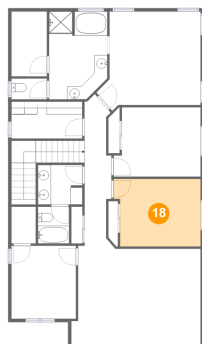


Dimensions: 4'9" x 5'8"
Area: 27 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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18 Floor 2 - Bedroom



Dimensions: 13'4" x 10'4"
Area: 131 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No