

PRICE REDUCED · MLS #2793975

\$370,000

3111 Bel Air Dr #25B

REGENCY TOWERS · LAS VEGAS COUNTRY CLUB · LAS VEGAS, NV 89109

1 BED · 1.5 BATH · 1,856 SQ FT · FLOOR 25

A 25th-floor corner residence with the Strip on one side and the fairways on the other

High above the guard-gated Las Vegas Country Club, this corner residence on the 25th floor of Regency Towers wraps a private terrace around panoramic views of the Strip, the mountains and the golf course below.

At 1,856 square feet, the one-bedroom layout lives far larger than most condos. The remodeled kitchen has double ovens, custom cabinetry and granite counters, and the primary bath was redone as a spa with a steam shower and soaking tub. A built-in workspace, two wine refrigerators and remote-controlled rolling shutters round it out, and the home has been freshly painted throughout.

Regency Towers residents have a pool and spa, a fitness center, tennis, concierge service and the security of a staffed gate, minutes from the Strip and the airport.

Home facts

BEDROOMS	1
BATHROOMS	1.5
LIVING AREA	1,856 sq ft
FLOOR	25
YEAR BUILT	1974
PARKING	1 assigned space
HOA DUES	\$1,414 / month
PROPERTY TAXES	\$2,403 / year
MLS #	2793975

INTERIOR

- Corner unit on the 25th floor
- Remodeled kitchen with double ovens and granite
- Spa-style primary bath with steam shower and soaking tub
- Built-in workspace

OUTDOOR

- Private wraparound terrace
- Panoramic Strip, mountain and golf course views

BUILDING

- Regency Towers inside the guard-gated Las Vegas Country Club
- Pool and spa
- Fitness center and tennis
- Concierge

Information is deemed reliable but not guaranteed; buyers should verify all facts, including square footage, HOA dues and school zoning. Equal Housing Opportunity.

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