

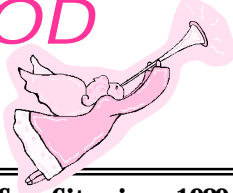


**SPECIALISTS
REAL ESTATE**

NEIGHBORHOOD NEWSLETTER

December 2009

The first to be delivered to every home in Sun City since 1989



Win \$25!
See Pg 5!

The Ecclesiastical Community
in the area is calling for
a Fast on December 6th.
Do not eat after dinner on Saturday, Dec.
5th until dinner on Sunday, Dec. 6th.
Participants will be fasting and praying
for Nevada State Budget, Unemployment
Rate, and Healthcare improvements.

Do You Own a Royale or Tahoe Model?

If so, you may want to be aware of the
following Sun City Summerlin statistics...

Status	Address	ListPrice	Sale Price	Date Closed
ER	10028 FOLSOM DR	\$428,000		
ER	3029 HADDON DR	\$295,000		
ER	2249 SUN CLIFFS ST	\$240,000		
ER	10017 CRESENT CREEK DR	\$229,000		
C	2357 HOT OAK RIDGE ST	\$167,000		
C	2529 ROSEWORTHY ST	\$153,900		
C	2917 HIGH RANGE DR	\$150,000		
S	2345 HOT BROOK POINT ST	\$257,000	\$225,000	1/27/2009
S	2734 DARBY FALLS DR	\$250,000	\$210,000	8/7/2009
S	2800 TUMBLE BROOK DR	\$249,900	\$240,000	5/15/2009
S	10925 MCNEESE CT	\$249,000	\$205,000	8/28/2009
S	2517 CROOKED CORNER ST	\$249,000	\$230,000	10/13/2009
S	10633 PARADISE POINT DR	\$240,000	\$220,000	8/10/2009
S	10805 BAYLARK AV	\$239,990	\$238,500	10/1/2009
S	2908 ABERCORN DR	\$239,000	\$209,000	6/19/2009
S	9904 ROSAMOND DR	\$225,000	\$200,000	5/22/2009
S	2717 FAISS DR	\$225,000	\$200,000	6/15/2009
S	10701 HUNTERS WOODS PL	\$225,000	\$195,000	6/30/2009
S	10113 HOPE ISLAND DR	\$215,000	\$190,000	6/29/2009
S	3108 CHILDRESS DR	\$215,000	\$200,000	6/15/2009
S	2613 HIGH RANGE DR	\$199,900	\$192,000	1/15/2009
S	10124 HOPE ISLAND DR	\$193,000	\$168,000	5/8/2009
S	3116 RAVENSHOE DR	\$193,000	\$187,000	8/10/2009

January is
the BEST time
to put your home
on the market
in Sun City!

Call today for a
FREE Complete
Market Evaluation
of your property!
245-4868

Property Management

We Want Homes to Manage!

**WANTED:
RENTAL HOMES**

Let our fully staffed management
team take the headache out of
managing your rental property!

Call today and we'll

WAIVE your SET-UP FEE!

Call for details TODAY! 806-4325

**Let Us Find You
a Home to Rent!**

WANTED: TENANTS

Let our Experienced Agents help
you find the perfect place to call home!

Find your next Rental Condo/House

At NO COST to YOU!



ANNOUNCEMENTS

Available Rental Properties Call 869-6536 ext 222 for Info

SUN CITY FURNISHED RENTALS

AMOUNT	ADDRESS	MODEL	BD/BA
\$1,900.00	2508 Highvale	San Marino	2/2
\$1,750.00	3025 Faiss	Elko	2/2
\$1,900.00	9913 Arbuckle	San Marino	2/2

SUN CITY AVAILABLE RENTALS

\$1,050.00	9028 Gemstone	Franklin	2/2
\$1,300.00	2725 Showcase	Linden	2/2
\$1,300.00	2613 Youngdale	Versailles	2/2

LAS VEGAS AVAILABLE RENTALS

\$2,800.00	7913 Mosaic Harbor	4,131 sq ft	4/4
\$1,550.00	3936 Sincerity Ct	2,080 sq ft	3/3
\$1,025.00	4805 Lawnwood	1,569 sq ft	3/2
\$1,700.00	7620 Zermatt	1,754 sq ft	3/3
\$1,495.00	7628 Gatsby House	1,835 sq ft	3/3
\$5,000.00	9690 W La Madre	5,738 sq ft	6/4
\$1,435.00	8211 Amtrak Express	2,309 sq ft	4/3
\$1,000.00	2113 Puffer Beach	1,538 sq ft	3/2
\$ 995.00	2582 La Fortuna	1,276 sq ft	2/2
\$1,450.00	7617 Zermatt	1,670 sq ft	4/2
\$1,400.00	9109 Fusion	1,718 sq ft	3/2
\$ 895.00	1617 Queen Victoria	1,030 sq ft	2/2
\$1,250.00	3186 Cherum	1,610 sq ft	3/2
\$ 750.00	7255 W Sunset	937 sq ft	2/2
\$1,095.00	58 Dow Jones	1,610 sq ft	3/3
\$1,075.00	4702 Kodiak Hill	1,595 sq ft	4/2
\$ 900.00	6461 Grand Oaks	1,070 sq ft	2/2
\$ 800.00	901 Willow Tree	1,176 sq ft	3/2
\$ 650.00	2606 S Durango	720 sq ft	1/1

SILVERTONES

"WONDERFUL HOLIDAYS" CONCERT

DECEMBER 5TH @ 7:00 P.M.
& DECEMBER 6TH @ 2:30 P.M

The Silvertones will present a concert that celebrates the wonderful holidays of the winter season. With festive songs such as "It's The Holiday Season" thru medley's featuring the unique seasonal holidays the concert will prove to be entertaining and lively.

Tickets are \$7 and may be purchased from Don @ 256-6220, Jeanne @ 838-2908 or Kay @ 254-3427.

Featured Rentals

Franklin Model

9028 Gemstone

2 bdrm & 2 bath

\$1,050 / mo

Tile
Flooring



Linden Model

2725 Showcase

2 bdrm & 2 bath

\$1,300 / mo

Just
Reduced

Call 806-4325 for info!

Now Playing at The Starbright Theater.....

Alexander and Ben present...

Traditional, Bold & Virtuoso Chamber Music for Flute & Piano

Wed, Dec 16, 7 p.m. \$5 Sun City Summ Res/\$7 Non-Res

After studying at the University of Cincinnati, College-Conservatory of Music, Alexander Viazovtsev and Ben Boren were brought together by their common interest in the music for flute and piano by such composers as Prokofiev and Taktakishvili. Playing very traditional, wild contemporary and everything in-between, their performance will include such wonderful pieces as the magnificent J.S. Bach's Chaconne in d-minor (for flute solo), colorful Albeniz's Iberia (for piano solo), simple and beautiful Mozart's Rondo and very virtuoso Grand Polonaise by Theobald Boehm.

Jimmie Ray's Country Holiday

Sat, Dec 19, 7 p.m. \$13 Sun City Summ Res/\$15 Non-Res

Jimmie Ray's Tribute to Johnny Cash show has been an overwhelming success at the Starbright Theatre these past two seasons. This holiday show will be no exception however it will be a completely different show with a variety of holiday music. Also, the show will include a musical visit from Santa and his singing wife. "They have much to do before Christmas Day but they will be available after the show for photos and to wish you a special Holiday Season."



SERVICES.....

TOM & NICK'S HANDYMAN SERVICE

FREE ESTIMATES! ALWAYS 10% SENIOR DISCOUNT!

"NO JOB TOO SMALL!" - "DEPENDABLE!"

- « Carpentry
- « Painting Int/Ext
- « Electrical
- « Honey Do List
- « Plumbing
- « Flooring/Tile/Wood
- « Odd Jobs

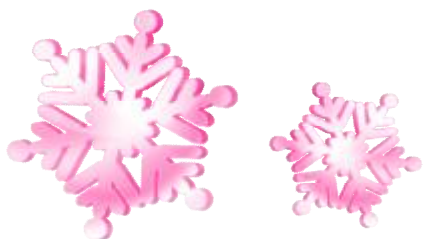
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Summerlin Resident
\$20- \$25/mo. up to 2,000
sq. ft. based on month to
month service plan.

341-9414



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Dependable Service You Can Count On!



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Active Lady

Located in the Rampart Plaza

8538 Del Webb Blvd, LV, NV 89134 242-4057

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**Present This Ad to Receive
An Additional 10% Off!**

**SELLING OUT
TO THE BARE WALLS!
NOTHING OVER**

\$20.00

INCLUDING SWIM WEAR!

* All Sales Final ~ No Returns

LINDA'S CLEANING

SERVING
SUN CITY
SINCE THE
BEGINNING!
REFERENCES
ON REQUEST.

362-2448

DECEMBER'S FEATURED HOMES FOR SALE

Please call 320-6900 for more information!



1,350 SQ FT
3 BD/ 2 BA

1945 Simmons
\$199,900



3,156 SQ FT

SOLD!

3950 S Prairie Ave
\$269,500



1,254 SQ FT
3 BD / 3 BA

1846 Oak Bluffs
\$73,000



1,542 SQ FT
5 BD/2 BA

3012 Turquoise Rd
\$186,000



1,350 SQ FT
3 BD/ 2 BA

1949 Simmons
\$199,900



5,738 SQ FT
5 BD / 6 BA

9690 La Madre Way
\$600,000



RENO

SOLD!

10904 Pine Meadows
\$205,000



1,635 SQ FT
3 BD / 2 BA

SOLD!

4551 Maxwell Peak
\$150,000



1,807 SQ FT

SOLD!

155 Cascade Dr
\$175,000



1,669 SQ FT
4 BD / 3 BA

6153 Daisy Lee
\$78,900



1,074 SQ FT
2 BD / 2 BA

7713 Constanso
\$69,900



1,534 SQ FT
3 BD / 3 BA

8427 Quarentina
\$108,900



2,208 SQ FT

SOLD!

9004 Medicine Wheel
\$147,500



3,723 SQ FT

SOLD!

7223 Perfect Day
\$222,900



1,951 SQ FT
3 BD / 2 BA

SOLD!

4632 Wonderful St
\$142,500



2,374 SQ FT
3 BD / 2 BA

SOLD!

141 Spanish Dr
\$203,900



Sun City Anthem

SOLD!

2426 Jada Dr
\$173,000



1,739 SQ FT
4 BD / 3 BA

4083 Sparrow Rock
\$94,900



2,814 SQ FT
5 BD / 4 BA

2739 Baltic
\$125,000



1,964 SQ FT
4 BD / 3 BA

9040 Black Elk
\$141,500



1,196 SQ FT
2 BD / 2 BA

6868 Sky Pointe
\$78,900



1,928 SQ FT
3 BD / 3 BA

6864 Sumatra
\$160,000



HANFORD

2401 Desert Glen
\$180,000



5,826 SQ FT
6 BD / 6 BA

9680 La Madre Way
\$1,599,999

have and wants

MISCELLANEOUS ITEMS

HDTV 55" Mitsubishi w/ surround sound speakers. Excellent cond. 50" H x 51" W x 24" D. Pd \$2000, asking \$500. Call 255-4865.

Levolor Vertical Blinds from Austin Model W68XH84. 2 years old, off white; \$100; 4 pictures from model home, different sizes \$25 to \$45 each. Emergency amper revolving light 12 volt with magnetic base size 7.5 X 5.5, plugs into cigarette lighter \$100; Big Button amplified & speakerphone from Radio Shack \$35; Crafts 3 large bins with assortment of different craft ideas, all new; Best Offer Take All. Handicap walker ex con \$35; aluminum cane \$8; Lamp porcelain in white 27" high, like new shade \$18 Craft assortment of 165 rolls of ribbon \$45. Call 233-2331

Music Lover of Frank Sinatra—20 CDs, 1 player. Good COnD Bag plus 12 clubs and extras. Call for prices 254-0861

Citizens for Patient Dignity!
www.cdpac.org Help stop the atrocities seniors suffer in nursing homes. Questions, please call 254-2578.

A club has been formed for General Motors retirees in the Las Vegas area. Please contact Bill Way at 702-982-8420 for info.

Sofa bed, white, clean \$149. Very comfortable peach leather chair w/ matching ottoman. Both pieces are large, chair has fabric plus leather. Ottoman used as a coffee table w/beveled glass 37x37" All 3 pieces \$179. 645-2945 leave msg. Cell 234-5135.

Western Ladies boots, size 7 1/2, black with white design \$30
Men's western boots, size 9 1/2, grey \$30
Men's western hat, light grey, felt, size 7 1/8, \$25. All prices firm. Call 228-7209

Beautiful Oak framed mirror, good quality, heavy, 3' X 4' Sacrifice for \$85. Sun City 870-7337

Cleveland Hi Bore XLS Driver with a Senior Fujikura shaft, like new \$100. Callaway X16 Irons 4- Pitching wedge, Senior shaft like new \$ 400. Wanted a set of left and rt. handed golf clubs suitable for a grand child. Wanted shotgun. Call 562-9864, 48 yr resident of L.V.

"EZ GO" Golf Cart – Refurbished. Gasoline powered, Fully loaded, Including Stereo surround sound and winter enclosure. Must see to Appreciate. Asking Price \$2495- Firm! Italian Leather Sofa "Like New" (Light Beige in Color) (\$989 Value) \$275-Brian/Lori 481-2495

KIMBALL SWINGER 1000 THE ENTERTAINER ORGAN BEST OFFER TAKES IT AWAY. YOU WILL NEED A TRUCK 363-1660

Sofa Bed \$60. Glass Coffee Table \$15. Farrah Fawcett 1978 Playboy Mag and 1960's issues; buy 1, 2 or ?? best offer; Ethan Allan wooden bookcase, in great shape \$65 702-255-8093

Moving: New Ab Lounger \$75. 27" Sony TV \$75. George Foreman Grill, Toaster oven, coffee maker, \$5 each. Large assorted artificial flower baskets \$5 each. Many assorted items for \$.50 to \$1. Call 254-1568

Desk Chair, like new, no arms, navy fabric seat & back. Black legs. \$35; Relax-R, Shiatsu Massage chair, with auto recline. Gives a total spinal and body massage. Black leather, top of line best model . \$450. 363-1311

Exercise equipmet: treadmill, ab lounger, universal gym, all in excellent cond. Leaving state, no reasonable offer refused. 750-2211.

Dresser— solid oak 9 drawer, hand-crafted \$100. Office furniture— desk, credenza & filing cabinet \$200. Exercise equipment—Bionix one on one Trainer treadmill \$50. Healthrider N-35 stationary exercise bicycle \$50. Call 838-1263

G.E. washer & gas dryer. Large capacity. \$100 each. Cash. Call 254-1291.

120 electrified accordion for adult novice or professional with eclectic sound amplifier, 9 treble and 5 bass switches, with or without amplifier \$275 Casio fill size \$50; treadmill Nordic Track health rider excellent condition, easy fold up, storage space saver with owners manual. Excellent buy for \$250. No reasonable offers refused; Joe Talluto 255-9444 3012 Swan Hill Dr just below Highland Falls.

Escada jacket, sm, paid \$700, now \$40. Side by side fridge white \$150. Black laquer commode, paid \$800 new, now \$200. Hi back beautiful chair, \$45, like new. Oriental rug, paid \$1400, now \$200, mint cond. Brand new king size bedspread assemble \$50. Crystal, Waterford silver lots of gift items, jewelry + a lot more. 360-5766

Christmas Shopping is coming early this year! Dozens of new assorted items for \$1 each! Shop early and save time! 254-1568

Collectors beer and wine bar signs (50 yr collection) \$25 ea. Antique wod hat rack, stainglass top \$100. Handicap scooter \$750. Hornady #336 shotgun reloader \$700 value \$300. Colt anaconda 44 mag with dot scope \$895. Ruger target 22 LR custom parts \$495. Marlin 45/70 Lever action with box of ammo, new cond. \$475. Beginner golf clubs, irons and one wood, new bag \$25. Call 363-2894

REFRIGERATOR GE-20 cu.ft. top freezer, ice maker Excellent condition \$150.00 Call 254-9811

Artificial Christmas tree 7 ft w/ all the trimmings + outdoor light sets \$150. Callaway Biggest Big Bertha Driver, used \$40. Callaway big Bertha Driver Used, \$75. Nike Driver, used \$60. Golden Bear Driver, new \$40. (all right handed) Top Flite Golf Balls, new \$7/box. Golf towels new \$2 ea. Golf Towels used \$.75 ea. Golf Cart heater, new \$50. Bowling ball rt hand 15 lb, bowling shoes mens sz 8.5 & bowling bag, used \$20. Baseball caps, new \$2 ea. Used 40 channel CB radio, hand held \$30. Nail Gun, air operated, new in box \$30. Koss Radio headphones \$10. 5 function DVD player, new \$20. Digital Camera, new \$20. GE 30" Elec Stove top beige, like new \$40. Call 363-5832.

Adorable black sleeping Santa \$15. 1000 outdoor lights & 40 luminaries, all new \$50. 3ft white flocked tree with lights \$8. Dark green recliner, like new \$20. Cream color leather Lane chair \$50. Gold leaf coffee table / glass top \$35. Med color wood cabinet: 80" tall 24.5 wide, 16 deep, 4 adjustable shelves, wine rack, 2 door storage at bottom \$35. Gold pedestal table/ glass top \$20. Glass shelved unit for entry way; 72" tall, 29.5 wide, 13 deep (light in top) \$25. Several small antique items, and many other items that make great gifts! This is the place to shop. 243-6404.

5'x8' area rug. 100% wool. Hardly used. Like new. Colors are dark brown with beige twining leaves. Very pretty. Paid \$300. Take \$150. Moved and can't use. 818-4635

Beautiful Victorian Christmas Tree Skirts. From \$30.00 For pictures on line E-mail me at Homedec@cox.net. 656-1850

WANTED

WANTED TO BUY: Old Navajo Rugs Indian Baskets, Pots, Turquoise Jewelry, Old Pocket and Wrist Watches - Gold & Silver coins, Guns. Call 360-0949 Sun City Resident & Collector

Collector looking for old Casino Slot Cards and Chips. 228-2937.

WANTED TO BUY: Ford Crown Victoria, Mercury Grand Marquis, Toyota. Sun City Resident. Call 360-0949

Collector looking for rifles, pistols, shotguns, reloading equipment, primers, powder, Call me first! Top \$\$\$ paid! 363-2894.

Wanted: Sports cards (pre 1975), sports memorabilia - noddies, bobbin heads, autographs. Collector paying cash for old (pre 1975) items - no collection too large! If you're thinking of selling give me a call. Sun City Res. I will come to you! 255-5718

Wanted: Vintage Mah Jong Sets-call Yvette-506-7890

TO PLACE AN ITEM FOR SALE... IT'S EASY! FAX TO 320-6905, E-MAIL TO NICOLE@SUMMERLINREALTY.COM, OR DROP BY OUR OFFICE AT 1895 VILLAGE CENTER CR. PLEASE TYPE OR PRINT YOUR AD. WE DO NOT TAKE ADS OVER THE PHONE. WE ARE NOT RESPONSIBLE FOR ERRORS! SPACE IS LIMITED - PLEASE KEEP ADS TO A MINIMUM. ALL ADS MUST BE RECEIVED BY 5:00 ON THE 15TH. THANK YOU!!!



**You should consider
Pre-arranging Your Memorial
Estate Today... Not Tomorrow!
Call today for a Free
MEDICAL EMERGENCY
CARD**

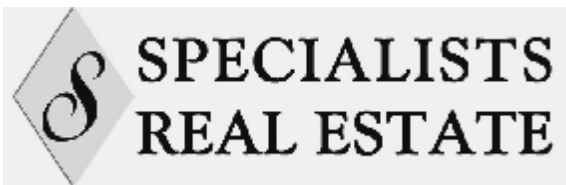
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www.SummerlinRealty.com

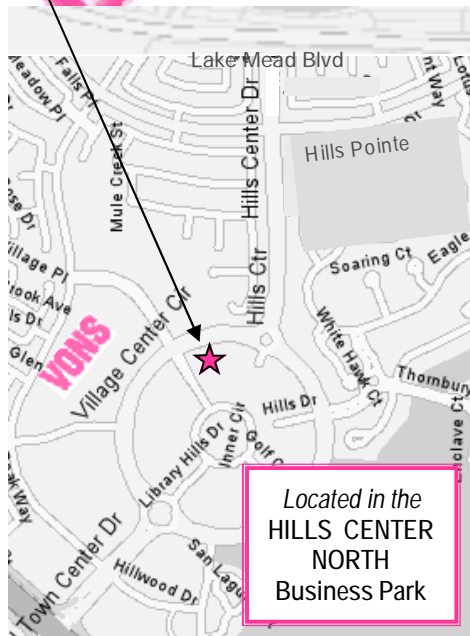
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Las Vegas, NV 89134
702-320-6900
877-574-6231 (toll free)

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Stop by & say hello!



Have a Real Estate Question?

John West wants you to know that our team is here to answer *all* of your real estate questions.
Let us help you!!!

Call me at 245-4868!

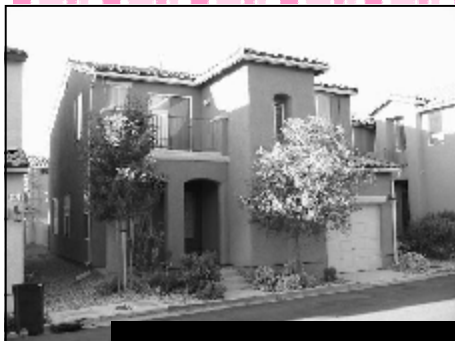


Oh, by the way...

If you have any friends or family that are looking to sell or buy a home, please contact our office and let us give them the same special service that we provide to you!

"IF YOUR HOUSE IS ALREADY FOR SALE, THIS IS NOT A SOLICITATION"

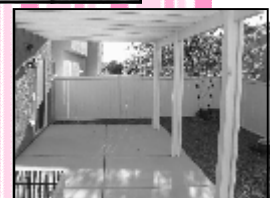
DECEMBER'S FEATURED REPO



Check It
Out!



8427 Quarentina
3 bdrm, 3 bath
1,534 sq ft
\$108,900



SUN CITY MUSICMAKERS

Present
On With The Snow

At the
Starbright Theater

Dec. 11 7p.m.

Dec. 12 7p.m.

Dec. 13 2p.m.

\$8 tickets from any Musicmaker

Or call 243-2953, 256-3829,

Or 255-0972 for info.



The Las Vegas Gamble-aires Barbershop Chorus

Annual Christmas Show

"The Week After Christmas"

Saturday, December 12th 2:00 pm

At the Summerlin Library &

Performing Arts Center

1771 Inner Circle Drive

The show will kick off the Gamble-aires Golden Anniversary celebration. To help us get the festivities going, the City of Lights Men's Barbershop Chorus will be joining us on stage. Three quartets will also perform: Broadcast, The Four Suits, and Older n' Dirt.

Tickets are \$12 Adults, \$10 Seniors/Retirees/Military, \$8 Children under 12 and can be purchased in advance or at the door.

Call Phil Sonneman @ 838-4182 for info.

FUN CENTER OCTOBER'S WINNER

is **Yvonne Wayland!** Please come by the office to get your prize!! **CONGRATULATIONS!**

Solve the following word puzzle and win \$\$\$!
Deliver to **1895 Village Center Circle LV, NV 89134**
by the 15th of the month & you will be entered into
a drawing for \$25.00 ... **GOOD LUCK!**

Jessica, Tyler, James, Gina, Jorge, and John each have their own Christmas tree.
Each Christmas tree has a different number of candy canes (16, 25, 18, 19, 27, and 20)
and a different number of ornaments (48, 21, 12, 14, 35, and 46).

Figure out how many candy canes and ornaments are on each person's Christmas tree.

- John's Christmas tree has twenty-nine more ornaments than the number of candy canes.
- There are no more than twenty ornaments on Jessica's Christmas tree.
- Gina's Christmas tree has the fewest number of ornaments.
- Gina's Christmas tree has eight more candy canes than the number of ornaments.
- Tyler's Christmas tree has the most number of candy canes.
- The Christmas tree with twelve ornaments is not the tree with sixteen candy canes.
- Jorge's Christmas tree is not the tree with eighteen candy canes. His tree is also not the one with nineteen candy canes.
- The Christmas tree with forty-eight ornaments is not the tree with eighteen candy canes.
- James' Christmas tree has more than thirty-five ornaments.
- James' Christmas tree is not the tree with twenty candy canes. His tree is also not the one with twenty-five candy canes.
- Jorge's Christmas tree has nineteen more ornaments than the number of candy canes.
- Jessica's Christmas tree is not the tree with sixteen candy canes. Her tree is also not the one with twenty candy canes.

	Candy Canes	Ornaments		Candy Canes	Ornaments
Jessica			Gina		
Tyler			Jorge		
James			John		

