



**9504 VICTORY GARDEN AV** **MLS# 1227085**

<b>SOLD</b>	
<b>\$160,000</b>	
Sold on 05-03-2012	
<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>3</b>
Full Baths	2
3/4 Baths	0
1/2 Baths	1
<b>Stories</b>	<b>2</b>
<b>Living Area</b>	<b>2,116 sq. ft.</b>
<b>Lot Size</b>	<b>3,920 sq. ft.</b>
<b>Garages</b>	<b>2</b>
<b>Year Built</b>	<b>2005</b>
<b>List Date</b>	<b>02-16-2012</b>



**DESCRIPTION**

This 2,116 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 3,920 square foot (0.09 acre) lot. It is located in Las Vegas on 9504 Victory Garden Av. The MLS number is 1227085 and the parcel number is 125-18-618-026. This listing became available on 02-16-2012 and was sold on 05-03-2012 for \$160,000. The full public address for this listing is 9504 Victory Garden Av, Las Vegas, Nevada 89149.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<p><b>Flooring</b> Carpet, Tile</p>	<p><b>Landscaping</b> Drip Irrigation/Bubblers, Desert Landscaping, Rear Lawn</p>
<p><b>Appliances</b> Dishwasher, Disposal, Washer, Dryer, Microwave</p>	<p><b>Pool No</b></p>
<p><b>Fireplaces 0</b></p>	<p><b>Spa No</b></p>
<p><b>Interior Description</b> Alarm System-Wired, Blinds, Ceiling Fan(s), Drywall</p>	<p><b>House Faces South</b> Views: Mountain View</p>
<p><b>Kitchen Description</b> Breakfast Bar/Counter, Granite Countertops, Island, Pantry, Tile Flooring</p>	<p><b>Roof Description</b> Tile</p>
<p><b>Master Bedroom Description</b> Master Bedroom Upstairs, Master Bedroom Walk-In Closet</p>	<p><b>Utility Information</b> Underground Utilities</p>

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Management, Security (Could include Gated/GuardGated/Roving)

### Schools

#### Elementary K-2

Thompson Sandra Lee

#### Elementary 3-5

Thompson Sandra Lee

#### Middle School

Edmundo Eddie Escobedo

#### High School

Arbor View

### Nearby

#### Hospital

Centennial Hills Hospital

2 miles - 5 minutes

#### Lake Mead

36.5 miles - 42 minutes

#### Las Vegas Strip

20.8 miles - 25 minutes

#### McCarran Airport

23.9 miles - 29 minutes

#### Mount Charleston

3.6 miles - 7 minutes

#### Red Rock

17.4 miles - 25 minutes

## THE NUMBERS

#### Current List Price

\$160,000

#### Previous List Price

N/A

#### Original List Price

\$165,000 on 02-16-2012

#### Price/Sq. Ft.

\$75.61

#### Annual Taxes

\$1,691

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$68/month



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