



8764 RAINBOW RIDGE DR **MLS# 1228461**

SOLD
\$490,000
Sold on 09-18-2012

Bedrooms 4

Bathrooms 5
Full Baths 3
3/4 Baths 1
1/2 Baths 1

Stories 2

Living Area 3,663 sq. ft.

Lot Size 8,276 sq. ft.

Garages 3

Year Built 1989

List Date 02-23-2012



DESCRIPTION

This 3,663 square foot single family home features 4 bedrooms, 5 bathrooms and is situated on a 8,276 square foot (0.19 acre) lot. It is located in the community of Canyon Gate in Las Vegas on 8764 Rainbow Ridge Dr. The MLS number is 1228461 and the parcel number is 163-05-813-008. This listing became available on 02-23-2012 and was sold on 09-18-2012 for \$490,000. The full public address for this listing is 8764 Rainbow Ridge Dr, Las Vegas, Nevada 89117.

THE DETAILS

Interior

Flooring
Carpet, Tile

Appliances
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Filtering System, Water Conditioner-Owned

Fireplaces 3
Location: Family Room, Living/Great Room, Master Bedroom

Interior Description
Window Coverings Throughout, Shutters, Pot Shelves

Kitchen Description
Walk-In Pantry, Lighting Track, Tile Flooring, Solid Surface Countertops, Lighting Recessed, Breakfast Nook (Eating Area), Custom Cabinets, Breakfast Bar/Counter

Master Bedroom Description
Balcony, Built-In Bookcases, Built-In Entertainment Center, Master Bedroom Separate From Other, Master Bedroom Walk-In Closet

Exterior

Landscaping
Drip Irrigation/Bubblers, Front Sprinkler System, Front Lawn, Rear Lawn, Mature Landscaping, Shrubs

Pool No

Spa No

House Faces South
Views: Golf Course View, Lake View, Mountain View

Roof Description
Pitched, Tile

Utility Information
Underground Utilities, Cable Wired, Cable TV Wired

THE NEIGHBORHOOD

Community

Community Name

Canyon Gate

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Clubhouse, Country Club, Community Golf, Community Wall, Guard Gated, Community Pool, Security , Ground Maintenance, Management, Security (Could include Gated/GuardGated/Roving)

Schools

Elementary K-2

Piggott Clarence

Elementary 3-5

Piggott Clarence

Middle School

Johnson Walter

High School

Bonanza

Nearby

THE NUMBERS

Current List Price

\$490,000

Previous List Price

\$559,900 on 02-23-2012

Original List Price

\$579,900 on 02-23-2012

Price/Sq. Ft.

\$133.77

Annual Taxes

\$4,286

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$230/month



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