



**7569 PERLA DEL MAR AV** **MLS# 1231539**

<b>SOLD</b>
<b>\$168,690</b>
Sold on 04-30-2012
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,749 sq. ft.</b>
<b>Lot Size 2,178 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2012</b>
<b>List Date 03-05-2012</b>



**DESCRIPTION**

This 1,749 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 2,178 square foot (0.05 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7569 Perla Del Mar Av. The MLS number is 1231539 and the parcel number is 176-34-114-086. This listing became available on 03-05-2012 and was sold on 04-30-2012 for \$168,690. The full public address for this listing is 7569 Perla Del Mar Av, Las Vegas, Nevada 89179.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Tile, Linoleum/Vinyl	Drip Irrigation/Bubblers, Desert Landscaping, No Landscaping Rear
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Water Conditioner-Loope, Microwave, Energy Star Appliances	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces West</b>
<b>Interior Description</b>	<b>Roof Description</b>
None	Pitched, Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Pantry, Lighting Recessed, Granite Countertops, Island, Walk-In Pantry	Cable Wired, Underground Utilities
<b>Master Bedroom Description</b>	<b>Green Certified Yes</b>
Master Bedroom Upstairs, Master Bedroom Walk-In Closet	Certified in 2012 by ENERGY STAR

## THE NEIGHBORHOOD

### Community

#### Community Name

Mountains Edge

#### Gated No

#### Features & Amenities

CCRs, Community Wall, Jogging Trail, Play Ground/Park, Community Pool, Ground Maintenance, Recreation Facilities, Management

### Schools

#### Elementary K-2

Reedom Carolyn S Yr

#### Elementary 3-5

Reedom Carolyn S Yr

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Desert Oasis

### Nearby

## THE NUMBERS

#### Current List Price

\$168,690

#### Previous List Price

N/A

#### Original List Price

\$167,663 on 03-05-2012

#### Price/Sq. Ft.

\$96.45

#### Annual Taxes

\$1,680

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$75/quarter

HOA #1 Fee \$59/month

#### SID/LID Fees Yes

SID/LID Balance \$2,988

SID/LID Annual Fee \$400



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