



**4321 EL PRESIDIO DR** **MLS# 1285114**

<b>SOLD</b>
<b>\$209,000</b>
Sold on 12-05-2012
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,977 sq. ft.</b>
<b>Lot Size 6,098 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2002</b>
<b>List Date 09-15-2012</b>



**DESCRIPTION**

This 1,977 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 4321 El Presidio Dr. The MLS number is 1285114 and the parcel number is 177-31-511-006. This listing became available on 09-15-2012 and was sold on 12-05-2012 for \$209,000. The full public address for this listing is 4321 El Presidio Dr, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Tile	Drip Irrigation/Bubblers, Front Lawn, Rear Lawn, Mature Landscaping, Front Sprinkler System, Rear Sprinkler System
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces North</b>
Location: Great Room	<b>Roof Description</b>
<b>Interior Description</b>	Pitched, Tile
Ceiling Fan(s), Shutters, Window Coverings Throughout	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable TV Wired, Underground Utilities
Breakfast Bar/Counter, Tile Countertops, Tile Flooring, Walk-In Pantry, Lighting Recessed	
<b>Master Bedroom Description</b>	
Ceiling Fan, Master Bedroom Separate From Other, Master Bedroom Walk-In Closet, Master Bedroom Downstairs	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated Yes

#### Features & Amenities

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

### Schools

#### Elementary K-2

Frias Charles & Phyllis

#### Elementary 3-5

Frias Charles & Phyllis

#### Middle School

Tarkanian

#### High School

Desert Oasis

### Nearby

## THE NUMBERS

#### Current List Price

\$209,000

#### Previous List Price

N/A

#### Original List Price

\$209,000 on 09-15-2012

#### Price/Sq. Ft.

\$105.72

#### Annual Taxes

\$1,756

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$52/month

#### SID/LID Fees Yes

SID/LID Balance \$3,090

SID/LID Annual Fee \$274



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