



**7625 GOOD FORTUNE COURT** **MLS# 1285188**

<b>SOLD</b>
<b>\$172,000</b>
Sold on 09-19-2013
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 1
3/4 Baths 1
1/2 Baths 1
<b>Stories 3</b>
<b>Living Area 2,001 sq. ft.</b>
<b>Lot Size 3,920 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2006</b>
<b>List Date 09-16-2012</b>



**DESCRIPTION**

This 2,001 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,920 square foot (0.09 acre) lot. It is located in Las Vegas on 7625 Good Fortune Court. The MLS number is 1285188 and the parcel number is 176-11-614-195. This listing became available on 09-16-2012 and was sold on 09-19-2013 for \$172,000. The full public address for this listing is 7625 Good Fortune Court, Las Vegas, Nevada 89139.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Shrubs
<b>Appliances</b>	<b>Pool Yes</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces East</b>
Location: Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Pitched, Tile
Windows Coverings Throughout	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated No

#### Features & Amenities

CCRs, None

### Schools

#### Elementary K-2

Alamo Tony

#### Elementary 3-5

Alamo Tony

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Sierra Vista High

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

3.2 miles - 9 minutes

#### Lake Mead

23.6 miles - 29 minutes

#### Las Vegas Strip

8.2 miles - 13 minutes

#### McCarran Airport

8.4 miles - 13 minutes

#### Mount Charleston

22.4 miles - 31 minutes

#### Red Rock

18.5 miles - 26 minutes

## THE NUMBERS

#### Current List Price

\$172,000

#### Previous List Price

\$140,000 on 09-16-2012

#### Original List Price

\$140,000 on 09-16-2012

#### Price/Sq. Ft.

\$85.96

#### Annual Taxes

\$1,906

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$66/quarter



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