



**11 AVENIDA CASATINO** **MLS# 1308416**

|                                  |
|----------------------------------|
| <b>SOLD</b>                      |
| <b>\$800,000</b>                 |
| Sold on 04-30-2014               |
| <b>Bedrooms 4</b>                |
| <b>Bathrooms 5</b>               |
| Full Baths 4                     |
| 3/4 Baths 0                      |
| 1/2 Baths 1                      |
| <b>Stories 2</b>                 |
| <b>Living Area 4,866 sq. ft.</b> |
| <b>Lot Size 10,019 sq. ft.</b>   |
| <b>Garages 3</b>                 |
| <b>Year Built 2005</b>           |
| <b>List Date 12-18-2012</b>      |



**DESCRIPTION**

This 4,866 square foot single family home features 4 bedrooms, 5 bathrooms and is situated on a 10,019 square foot (0.23 acre) lot. It is located in the community of Lake Las Vegas in Las Vegas on 11 Avenida Casatino. The MLS number is 1308416 and the parcel number is 160-22-312-023. This listing became available on 12-18-2012 and was sold on 04-30-2014 for \$800,000. The full public address for this listing is 11 Avenida Casatino, Las Vegas, Nevada 89011.

**THE DETAILS**

| <b>Interior</b>   | <b>Exterior</b>   |
|---|---|
| <b>Flooring</b>   | <b>Landscaping</b>  |
| Carpet, Carpeting Throughout, Marble/Stone  | Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Rear Lawn, Rear Sprinkler System, Rock/Gravel Landscaping, Shrubs |
| <b>Appliances</b>   | <b>Pool Yes</b>   |
| Refrigerator, Dishwasher, Disposal, Central Vacuum, Microwave, Water Conditioner-Owned, Wine Refrigerator | <b>Spa Yes</b>  |
| <b>Fireplaces 2</b>   | <b>House Faces South</b>  |
| Location: Great Room, Master Bedroom  | Views: Golf Course View, Mountain View  |
| <b>Interior Description</b>   | <b>Roof Description</b>   |
| Alarm System-Owned, Blinds, Ceiling Fan(s), Drapes, Drywall, Intercom                                     | Tile  |
| <b>Kitchen Description</b>  | <b>Utility Information</b>  |
| N/A   | Cable TV Wired, Underground Utilities   |
| <b>Master Bedroom Description</b>   |   |
| N/A   |   |

## THE NEIGHBORHOOD

### Community

#### Community Name

Lake Las Vegas

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Gated, Water Scaping, Ground Maintenance, Security(Couldinclude Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Sewell Ct

#### Elementary 3-5

Sewell Ct

#### Middle School

Brown B Mahlon

#### High School

Basic Tech Trade

### Nearby

#### Hospital

St. Rose Dominican Hospital - Rose de Lima Campus

7.3 miles - 12 minutes

#### Lake Mead

4.4 miles - 8 minutes

#### Las Vegas Strip

24 miles - 31 minutes

#### McCarran Airport

21 miles - 28 minutes

#### Mount Charleston

38.9 miles - 44 minutes

#### Red Rock

39.6 miles - 50 minutes

## THE NUMBERS

#### Current List Price

\$800,000

#### Previous List Price

\$1,000,000 on 12-18-2012

#### Original List Price

\$1,000,000 on 12-18-2012

#### Price/Sq. Ft.

\$164.41

#### Annual Taxes

\$6,317

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$345/quarter

#### HOA #1 Fee \$217/month

#### SID/LID Fees Yes

#### SID/LID Balance \$11,092

#### SID/LID Annual Fee \$920



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