



**8040 DIAMOND GORGE ROAD** **MLS# 1309757**

<b>SOLD</b>
<b>\$182,000</b>
Sold on 07-10-2015
<b>Bedrooms 4</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,875 sq. ft.</b>
<b>Lot Size 2,178 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2006</b>
<b>List Date 12-27-2012</b>



**DESCRIPTION**

This 1,875 square foot single family home features 4 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 8040 Diamond Gorge Road. The MLS number is 1309757 and the parcel number is 176-21-712-060. This listing became available on 12-27-2012 and was sold on 07-10-2015 for \$182,000. The full public address for this listing is 8040 Diamond Gorge Road, Las Vegas, Nevada 89178.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Mature Landscaping, No Landscaping Rear, Rock/Gravel Landscaping, Shrubs
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Mountains Edge

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Management

### Schools

#### Elementary K-2

Reedom Carolyn Syr

#### Elementary 3-5

Reedom Carolyn Syr

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Desert Oasis

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

4.1 miles - 9 minutes

#### Lake Mead

24.6 miles - 33 minutes

#### Las Vegas Strip

11.2 miles - 17 minutes

#### McCarran Airport

11.5 miles - 18 minutes

#### Mount Charleston

25.2 miles - 36 minutes

#### Red Rock

16.9 miles - 26 minutes

## THE NUMBERS

#### Current List Price

\$182,000

#### Previous List Price

\$171,000 on 12-27-2012

#### Original List Price

\$118,900 on 12-27-2012

#### Price/Sq. Ft.

\$97.07

#### Annual Taxes

\$1,222

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$25/month

HOA #1 Fee \$40/month

SID/LID Fees Yes

SID/LID Balance \$3,583

SID/LID Annual Fee \$238



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For more photos or information on 8040 Diamond Gorge Road, please visit:

<https://vegasdata.com/home-search/details/8040-Diamond-Gorge-Road-Las-Vegas-Nevada-89178/mls-1309757/>