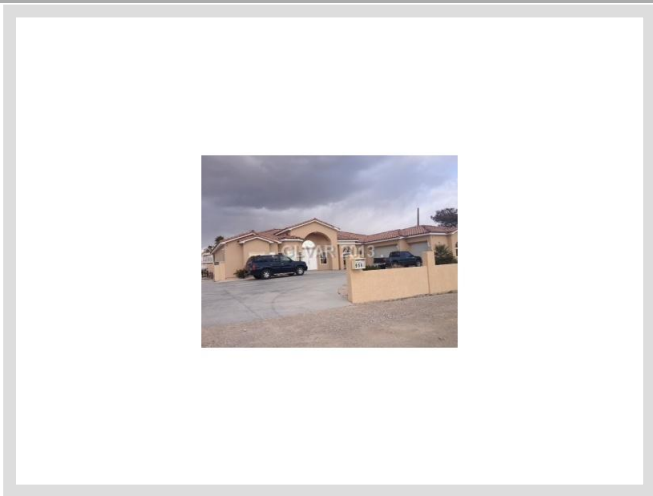




**9540 W ANN ROAD** **MLS# 1310318**

<b>SOLD</b>
<b>\$295,000</b>
Sold on 10-09-2014
<b>Bedrooms 4</b>
<b>Bathrooms 3</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 3,136 sq. ft.</b>
<b>Lot Size 20,473 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2004</b>
<b>List Date 12-31-2012</b>



**DESCRIPTION**

This 3,136 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 20,473 square foot (0.47 acre) lot. It is located in Las Vegas on 9540 W Ann Road. The MLS number is 1310318 and the parcel number is 125-30-805-005. This listing became available on 12-31-2012 and was sold on 10-09-2014 for \$295,000. The full public address for this listing is 9540 W Ann Road, Las Vegas, Nevada 89149.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer	<b>Spa No</b>
<b>Fireplaces 2</b>	<b>House Faces South</b>
Location: Family Room, Master Bedroom	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Blinds, Ceiling Fan(s)	<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**

None

### Schools

**Elementary K-2**

Darnell Marshall C

**Elementary 3-5**

Darnell Marshall C

**Middle School**

Edmundo Eddie Escobedo

**High School**

Centennial

### Nearby

**Hospital**

Centennial Hills Hospital

2.6 miles - 5 minutes

**Lake Mead**

34.9 miles - 39 minutes

**Las Vegas Strip**

19.2 miles - 23 minutes

**McCarran Airport**

22.2 miles - 27 minutes

**Mount Charleston**

6.9 miles - 10 minutes

**Red Rock**

13.9 miles - 20 minutes

## THE NUMBERS

**Current List Price**

\$295,000

**Previous List Price**

N/A

**Original List Price**

\$325,000 on 12-31-2012

**Price/Sq. Ft.**

\$94.07

**Annual Taxes**

\$2,755

**Short Sale Yes****Pre-Foreclosure No****Bank Owned No****HOA Fees No**

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For more photos or information on 9540 W Ann Road, please visit:

<https://vegasdata.com/home-search/details/9540-W-Ann-Road-Las-Vegas-Nevada-89149/mls-1310318/>