



7422 FORT MCDERMITT AVENUE **MLS# 1310429**

SOLD
\$331,375
Sold on 07-17-2013

Bedrooms 3

Bathrooms 3
Full Baths 2
3/4 Baths 0
1/2 Baths 1

Stories 1

Living Area 2,355 sq. ft.

Lot Size 6,534 sq. ft.

Garages 2

Year Built 2013

List Date 12-28-2012



DESCRIPTION

This 2,355 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,534 square foot (0.15 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7422 Fort Mcdermitt Avenue. The MLS number is 1310429 and the parcel number is 176-34-410-021. This listing became available on 12-28-2012 and was sold on 07-17-2013 for \$331,375. The full public address for this listing is 7422 Fort Mcdermitt Avenue, Las Vegas, Nevada 89178.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner-Loope	Spa No
Fireplaces 0	House Faces South
Interior Description	Roof Description
Drywall	Pitched, Tile
Kitchen Description	Utility Information
N/A	Cable TV Wired, Cable Wired, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Mountains Edge

Gated No

Features & Amenities

CCRs, Jogging, Playground, Ground Maintenance, Management, Recreation Facilities

Schools

Elementary K-2

Reedom Carolyn Syr

Elementary 3-5

Reedom Carolyn Syr

Middle School

Tarkanian

High School

Desert Oasis

Nearby

Hospital

St. Rose Dominican Hospital - San Martín Campus

5.9 miles - 12 minutes

Lake Mead

26.4 miles - 36 minutes

Las Vegas Strip

13 miles - 20 minutes

McCarran Airport

13.3 miles - 20 minutes

Mount Charleston

27 miles - 38 minutes

Red Rock

19.4 miles - 29 minutes

THE NUMBERS

Current List Price

\$331,375

Previous List Price

\$334,351 on 12-28-2012

Original List Price

\$261,095 on 12-28-2012

Price/Sq. Ft.

\$140.71

Annual Taxes

\$2,600

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$78/quarter

SID/LID Fees Yes

SID/LID Balance \$8,159

SID/LID Annual Fee \$1,047



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