



**7445 CAMPBELL RANCH AVENUE** **MLS# 1311598**

<b>SOLD</b>
<b>\$274,841</b>
Sold on 06-18-2013
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 2,155 sq. ft.</b>
<b>Lot Size 5,227 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2013</b>
<b>List Date 01-04-2013</b>



**DESCRIPTION**

This 2,155 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 5,227 square foot (0.12 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7445 Campbell Ranch Avenue. The MLS number is 1311598 and the parcel number is 176-34-410-072. This listing became available on 01-04-2013 and was sold on 06-18-2013 for \$274,841. The full public address for this listing is 7445 Campbell Ranch Avenue, Las Vegas, Nevada 89178.

**THE DETAILS**

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

## THE NUMBERS

#### Current List Price

\$274,841

#### Previous List Price

N/A

#### Original List Price

\$251,655 on 01-04-2013

#### Price/Sq. Ft.

\$127.54

#### Annual Taxes

\$2,500

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$75/quarter

#### SID/LID Fees Yes

SID/LID Balance \$8,159

SID/LID Annual Fee \$1,047



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