



**8725 BREEZY BROWN AV** **MLS# 1312417**

<b>SOLD</b>
<b>\$153,500</b>
Sold on 02-21-2013
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 1
3/4 Baths 1
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,781 sq. ft.</b>
<b>Lot Size 4,792 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2001</b>
<b>List Date 01-09-2013</b>



**DESCRIPTION**

This 1,781 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 4,792 square foot (0.11 acre) lot. It is located in Las Vegas on 8725 Breezy Brown Av. The MLS number is 1312417 and the parcel number is 125-08-810-032. This listing became available on 01-09-2013 and was sold on 02-21-2013 for \$153,500. The full public address for this listing is 8725 Breezy Brown Av, Las Vegas, Nevada 89143.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Carpet, Tile, Marble/Stone	<b>Landscaping</b> Rear Lawn, Front Lawn
<b>Appliances</b> Dishwasher, Disposal	<b>Pool No</b>
<b>Fireplaces 1</b> Location: Family Room	<b>Spa No</b>
<b>Interior Description</b> Blinds	<b>House Faces North</b>
<b>Kitchen Description</b> Tile Countertops, Tile Flooring, Pantry	<b>Roof Description</b> Pitched, Tile
<b>Master Bedroom Description</b> None	<b>Utility Information</b> Cable TV Wired

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

Gated, Community Wall, Play Ground/Park, Management, Recreation Facilities

### Schools

#### Elementary K-2

Bilbray James

#### Elementary 3-5

Bilbray James

#### Middle School

Cadwallader Ralph

#### High School

Arbor View

### Nearby

#### Hospital

Centennial Hills Hospital

2 miles - 6 minutes

#### Lake Mead

36.4 miles - 41 minutes

#### Las Vegas Strip

20.7 miles - 24 minutes

#### McCarran Airport

23.7 miles - 29 minutes

#### Mount Charleston

4.3 miles - 6 minutes

#### Red Rock

19.3 miles - 28 minutes

## THE NUMBERS

#### Current List Price

\$153,500

#### Previous List Price

N/A

#### Original List Price

\$160,000 on 01-09-2013

#### Price/Sq. Ft.

\$86.19

#### Annual Taxes

\$1,342

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$160/quarter



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