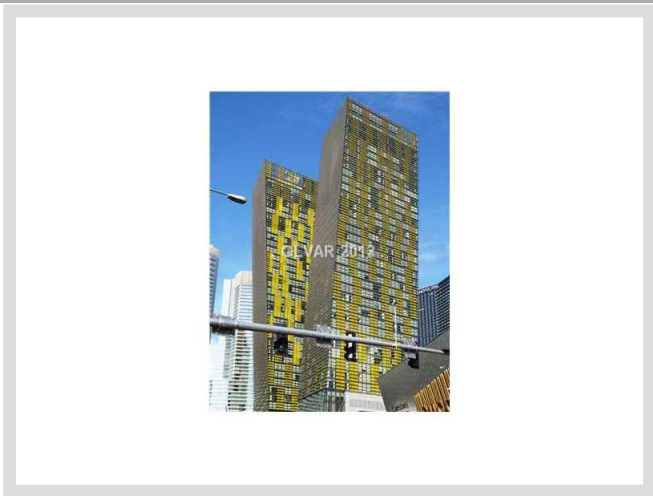




**3726 S LAS VEGAS BL #2609** **MLS# 1315234**

|                                |
|--------------------------------|
| <b>SOLD</b>                    |
| <b>\$415,000</b>               |
| Sold on 03-19-2013             |
| <b>Bedrooms 1</b>              |
| <b>Bathrooms 1</b>             |
| Full Baths 1                   |
| 3/4 Baths 0                    |
| 1/2 Baths 0                    |
| <b>Floor# 26</b>               |
| <b>Living Area 891 sq. ft.</b> |
| <b>Parking Spaces 0</b>        |
| <b>Year Built 2007</b>         |
| <b>List Date 01-19-2013</b>    |



**DESCRIPTION**

This 891 square foot high rise condo features 1 bedrooms, 1 bathrooms and is situated on the 26th floor. It is located in the tower of Veer Citycenter in Las Vegas on 3726 S Las Vegas Bl #2609. The MLS number is 1315234 and the parcel number is 162-20-714-254. This listing became available on 01-19-2013 and was sold on 03-19-2013 for \$415,000. The full public address for this listing is 3726 S Las Vegas Bl #2609, Las Vegas, Nevada 89158.

**THE DETAILS**

| <b>Interior</b>                   | <b>Exterior</b>                     |
|-----------------------------------|-------------------------------------|
| <b>Flooring</b>                   | <b>Terraces</b>                     |
| Carpet, Ceramic                   | 0                                   |
| <b>Appliances</b>                 | <b>Private Pool No</b>              |
| Dishwasher, Disposal, Microwave   | <b>Private Spa No</b>               |
| <b>Fireplace No</b>               | <b>Primary View South</b>           |
| <b>Pets Allowed Yes</b>           | <b>Utility Information</b>          |
| Number of Pets 2                  | All Electric, Cable TV Wired        |
| Weight Limit 80 Pounds            | <b>Green Certified Yes</b>          |
| <b>Interior Description</b>       | Certified in 2010 by LEED for Homes |
| None                              |                                     |
| <b>Master Bedroom Description</b> |                                     |
| None                              |                                     |

## THE NEIGHBORHOOD

### Community

#### Tower Name

Veer Citycenter

#### Gated No

#### Features & Amenities

Business Center, BBQ Area, Concierge, Exercise Room, Theatre Room, Security, Roof Spa, Recreation Room, Indoor Pool, Pet Park, CCRs, Fitness Center, Management, Common Area Taxes, Concierge, Elevator Services

### Schools

#### Elementary K-2

Paradise

#### Elementary 3-5

Paradise

#### Middle School

Orr William E

#### High School

Clark Ed W

### Nearby

#### Hospital

Sunrise Hospital & Medical Center

4.2 miles - 12 minutes

#### Lake Mead

18.4 miles - 29 minutes

#### Las Vegas Strip

0.9 miles - 4 minutes

#### McCarran Airport

3.1 miles - 7 minutes

#### Mount Charleston

24 miles - 26 minutes

#### Red Rock

18.5 miles - 30 minutes

## THE NUMBERS

#### Current List Price

\$415,000

#### Previous List Price

N/A

#### Original List Price

\$475,000 on 01-19-2013

#### Price/Sq. Ft.

\$465.77

#### Annual Taxes

\$3,225

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$705/month



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