



**6808 VIA LOCANDA AVENUE** **MLS# 1315773**

**SOLD**  
**\$749,000**  
Sold on 06-18-2013

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**Bedrooms 6**

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**Bathrooms 6**  
Full Baths 5  
3/4 Baths 0  
1/2 Baths 1

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**Stories 2**

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**Living Area 5,722 sq. ft.**

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**Lot Size 22,216 sq. ft.**

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**Garages 3**

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**Year Built 2005**

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**List Date 01-19-2013**



**DESCRIPTION**

This 5,722 square foot single family home features 6 bedrooms, 6 bathrooms and is situated on a 22,216 square foot (0.51 acre) lot. It is located in Las Vegas on 6808 Via Locanda Avenue. The MLS number is 1315773 and the parcel number is 125-15-712-034. This listing became available on 01-19-2013 and was sold on 06-18-2013 for \$749,000. The full public address for this listing is 6808 Via Locanda Avenue, Las Vegas, Nevada 89131.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Carpet, Carpeting Throughout, Ceramic, Marble/Stone	<b>Landscaping</b> Desert Landscaping, Drip Irrigation/Bubblers, Front Lawn
<b>Appliances</b> Refrigerator, Dishwasher, Disposal, Washer, Dryer, Electrostatic Air Filter, Microwave, Water Conditioner-Owned	<b>Pool Yes</b>
<b>Fireplaces 2</b> Location: Family Room, Master Bedroom	<b>Spa Yes</b>
<b>Interior Description</b> Alarm System-Owned, Blinds, Ceiling Fan(s), Drapes, Intercom, Paneling	<b>House Faces South</b> Views: Mountain View
<b>Kitchen Description</b> N/A	<b>Roof Description</b> Tile
<b>Master Bedroom Description</b> N/A	<b>Utility Information</b> Cable Wired

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

Gated, Playground, Ground Maintenance, Management, Recreation Facilities

### Schools

#### Elementary K-2

Heckethorn Howard E

#### Elementary 3-5

Heckethorn Howard E

#### Middle School

Cadwallader Ralph

#### High School

Arbor View

### Nearby

## THE NUMBERS

#### Current List Price

\$749,000

#### Previous List Price

N/A

#### Original List Price

\$849,000 on 01-19-2013

#### Price/Sq. Ft.

\$130.90

#### Annual Taxes

\$7,538

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$148/month



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