



**9509 GRAND FIR COURT** **MLS# 1315914**

<b>SOLD</b>
<b>\$160,000</b>
Sold on 10-21-2013
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 2,040 sq. ft.</b>
<b>Lot Size 3,485 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2003</b>
<b>List Date 01-23-2013</b>



**DESCRIPTION**

This 2,040 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,485 square foot (0.08 acre) lot. It is located in the community of Silverado Ranch in Las Vegas on 9509 Grand Fir Court. The MLS number is 1315914 and the parcel number is 177-21-812-048. This listing became available on 01-23-2013 and was sold on 10-21-2013 for \$160,000. The full public address for this listing is 9509 Grand Fir Court, Las Vegas, Nevada 89123.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Ceramic	<b>Landscaping</b> Desert Landscaping
<b>Appliances</b> N/A	<b>Pool No</b>
<b>Fireplaces 1</b> Location: Living Room	<b>Spa No</b>
<b>Interior Description</b> Blinds	<b>House Faces East</b>
<b>Kitchen Description</b> N/A	<b>Roof Description</b> Tile
<b>Master Bedroom Description</b> N/A	<b>Utility Information</b> Cable TV Wired

## THE NEIGHBORHOOD

### Community

#### Community Name

Silverado Ranch

#### Gated No

#### Features & Amenities

None, Management

### Schools

#### Elementary K-2

Hummell John

#### Elementary 3-5

Hummell John

#### Middle School

Silvestri

#### High School

Liberty

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

3.7 miles - 8 minutes

#### Lake Mead

17.1 miles - 24 minutes

#### Las Vegas Strip

8.9 miles - 13 minutes

#### McCarran Airport

6.3 miles - 11 minutes

#### Mount Charleston

30.5 miles - 32 minutes

#### Red Rock

24.4 miles - 32 minutes

## THE NUMBERS

#### Current List Price

\$160,000

#### Previous List Price

\$135,800 on 01-23-2013

#### Original List Price

\$135,800 on 01-23-2013

#### Price/Sq. Ft.

\$78.43

#### Annual Taxes

\$1,326

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$50/quarter



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