



**6525 SUNDOWN HEIGHTS AVENUE** **MLS# 1316570**

<b>SOLD</b>
<b>\$92,000</b>
Sold on 08-02-2013
<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 1,412 sq. ft.</b>
<b>Lot Size 2,178 sq. ft.</b>
<b>Garages 1</b>
<b>Town House Yes</b>
<b>Year Built 1996</b>
<b>List Date 01-19-2013</b>



**DESCRIPTION**

This 1,412 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 2,178 square foot (0.05 acre) lot. It is located in Las Vegas on 6525 Sundown Heights Avenue. The MLS number is 1316570 and the parcel number is 125-35-414-021. This listing became available on 01-19-2013 and was sold on 08-02-2013 for \$92,000. The full public address for this listing is 6525 Sundown Heights Avenue, Las Vegas, Nevada 89130.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Front Lawn, Mature Landscaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces East</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

COMMUNITY Pool, Gated, Management

### Schools

#### Elementary K-2

May Ernest

#### Elementary 3-5

May Ernest

#### Middle School

Lied

#### High School

Shadow Ridge

### Nearby

#### Hospital

Mountain View Hospital

3.5 miles - 7 minutes

#### Lake Mead

32 miles - 37 minutes

#### Las Vegas Strip

16.3 miles - 21 minutes

#### McCarran Airport

19.3 miles - 25 minutes

#### Mount Charleston

8.4 miles - 10 minutes

#### Red Rock

17.2 miles - 27 minutes

## THE NUMBERS

#### Current List Price

\$92,000

#### Previous List Price

\$75,000 on 01-19-2013

#### Original List Price

\$75,000 on 01-19-2013

#### Price/Sq. Ft.

\$65.16

#### Annual Taxes

\$783

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$80/month



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