



**7397 ALAMO RANCH AVENUE** **MLS# 1318534**

<b>SOLD</b>
<b>\$272,976</b>
Sold on 06-26-2013
<b>Bedrooms 4</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 1</b>
<b>Living Area 2,170 sq. ft.</b>
<b>Lot Size 7,405 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2013</b>
<b>List Date 01-31-2013</b>



**DESCRIPTION**

This 2,170 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7397 Alamo Ranch Avenue. The MLS number is 1318534 and the parcel number is 176-34-410-049. This listing became available on 01-31-2013 and was sold on 06-26-2013 for \$272,976. The full public address for this listing is 7397 Alamo Ranch Avenue, Las Vegas, Nevada 89178.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner-Loope	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Cool Roof/Radiant Barrier, Pitched, Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired, Cable Wired, Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Mountains Edge

#### Gated No

#### Features & Amenities

CCRs, Jogging, Playground, Ground Maintenance, Management, Recreation Facilities

### Schools

#### Elementary K-2

Reedom Carolyn Syr

#### Elementary 3-5

Reedom Carolyn Syr

#### Middle School

Tarkanian

#### High School

Desert Oasis

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

6.1 miles - 14 minutes

#### Lake Mead

29.2 miles - 38 minutes

#### Las Vegas Strip

13.6 miles - 21 minutes

#### McCarran Airport

14 miles - 21 minutes

#### Mount Charleston

35.2 miles - 40 minutes

#### Red Rock

19.6 miles - 31 minutes

## THE NUMBERS

#### Current List Price

\$272,976

#### Previous List Price

N/A

#### Original List Price

\$247,396 on 01-31-2013

#### Price/Sq. Ft.

\$125.80

#### Annual Taxes

\$2,480

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$75/quarter

#### SID/LID Fees Yes

SID/LID Balance \$8,159

SID/LID Annual Fee \$1,047



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