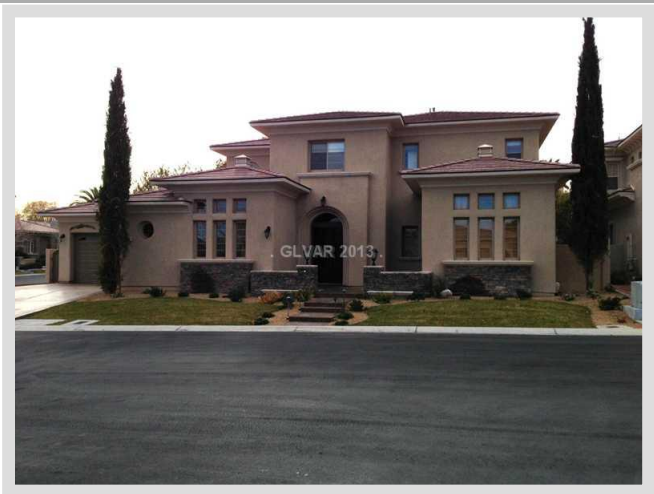




**ROYAL ABERDEEN WAY** **MLS# 1320954**

<b>SOLD</b>
<b>\$928,000</b>
Sold on 06-26-2013
<b>Bedrooms 4</b>
<b>Bathrooms 6</b>
Full Baths 5
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 5,446 sq. ft.</b>
<b>Lot Size 14,810 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2001</b>
<b>List Date 02-12-2013</b>



**DESCRIPTION**

This 5,446 square foot single family home features 4 bedrooms, 6 bathrooms and is situated on a 14,810 square foot (0.34 acre) lot. It is located in the community of Summerlin Hills in Las Vegas on Royal Aberdeen Way. The MLS number is 1320954 and the parcel number is 137-36-514-058. This listing became available on 02-12-2013 and was sold on 06-26-2013 for \$928,000. The full public address for this listing is Royal Aberdeen Way, Las Vegas, Nevada 89144.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Marble/Stone	Drip Irrigation/Bubblers, Front Lawn, Shrubs
<b>Appliances</b>	<b>Pool Yes</b>
Dishwasher, Disposal, Central Vacuum, Microwave	<b>Spa Yes</b>
<b>Fireplaces 2</b>	<b>House Faces East</b>
Location: Family Room, Master Bedroom	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Alarm System-Owned, Drapes, Windows Coverings Throughout	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Summerlin Hills

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Guard Gated, Playground, Security, Ground Maintenance, Management

### Schools

#### Elementary K-2

Bonner John W

#### Elementary 3-5

Bonner John W

#### Middle School

Rogich Sig

#### High School

Palo Verde

### Nearby

#### Hospital

Summerlin Hospital Medical Center

1 miles - 4 minutes

#### Lake Mead

31.3 miles - 37 minutes

#### Las Vegas Strip

15.6 miles - 21 minutes

#### McCarran Airport

18.7 miles - 25 minutes

#### Mount Charleston

17.9 miles - 21 minutes

#### Red Rock

9 miles - 18 minutes

## THE NUMBERS

#### Current List Price

\$928,000

#### Previous List Price

\$938,000 on 02-12-2013

#### Original List Price

\$938,000 on 02-12-2013

#### Price/Sq. Ft.

\$170.40

#### Annual Taxes

\$8,404

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$41/month

#### HOA #1 Fee \$198/month

#### SID/LID Fees Yes

#### SID/LID Balance \$6,544

#### SID/LID Annual Fee \$1,267



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For more photos or information on Royal Aberdeen Way, please visit:

<https://vegasdata.com/home-search/details/Royal-Aberdeen-Way-Las-Vegas-Nevada-89144/mls-1320954/>