



**8464 SWEET CEDAR AVENUE** **MLS# 1349719**

<b>SOLD</b>	
<b>\$203,000</b>	
Sold on 07-03-2013	
<b>Bedrooms</b>	<b>5</b>
<b>Bathrooms</b>	<b>3</b>
Full Baths	2
3/4 Baths	1
1/2 Baths	0
<b>Stories</b>	<b>2</b>
<b>Living Area</b>	<b>2,118 sq. ft.</b>
<b>Lot Size</b>	<b>3,485 sq. ft.</b>
<b>Garages</b>	<b>2</b>
<b>Year Built</b>	<b>2004</b>
<b>List Date</b>	<b>05-27-2013</b>



**DESCRIPTION**

This 2,118 square foot single family home features 5 bedrooms, 3 bathrooms and is situated on a 3,485 square foot (0.08 acre) lot. It is located in Las Vegas on 8464 Sweet Cedar Avenue. The MLS number is 1349719 and the parcel number is 125-08-815-041. This listing became available on 05-27-2013 and was sold on 07-03-2013 for \$203,000. The full public address for this listing is 8464 Sweet Cedar Avenue, Las Vegas, Nevada 89143.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Manmade wood or Laminate	Desert Landscaping, Shrubs, Synthetic Grass
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	<b>Roof Description</b>
Alarm System-Wired	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 No

#### Features & Amenities

None, Management

### Schools

#### Elementary K-2

Bilbray James

#### Elementary 3-5

Bilbray James

#### Middle School

Cadwallader Ralph

#### High School

Arbor View

### Nearby

#### Hospital

Centennial Hills Hospital

2 miles - 6 minutes

#### Lake Mead

36.4 miles - 41 minutes

#### Las Vegas Strip

20 miles - 24 minutes

#### McCarran Airport

23.7 miles - 29 minutes

#### Mount Charleston

4.4 miles - 7 minutes

#### Red Rock

19.3 miles - 28 minutes

## THE NUMBERS

#### Current List Price

\$203,000

#### Previous List Price

N/A

#### Original List Price

\$201,000 on 05-27-2013

#### Price/Sq. Ft.

\$95.85

#### Annual Taxes

\$1,321

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$155/quarter



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