



9312 SIENNA RIDGE DRIVE **MLS# 1350767**

SOLD
\$340,000
Sold on 08-16-2013

Bedrooms 5

Bathrooms 3
Full Baths 2
3/4 Baths 1
1/2 Baths 0

Stories 2

Living Area 2,994 sq. ft.

Lot Size 6,098 sq. ft.

Garages 3

Year Built 1990

List Date 05-30-2013



DESCRIPTION

This 2,994 square foot single family home features 5 bedrooms, 3 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Peccole Ranch in Las Vegas on 9312 Sienna Ridge Drive. The MLS number is 1350767 and the parcel number is 163-06-613-016. This listing became available on 05-30-2013 and was sold on 08-16-2013 for \$340,000. The full public address for this listing is 9312 Sienna Ridge Drive, Las Vegas, Nevada 89117.

THE DETAILS

Interior

Flooring
Carpet, Carpeting Throughout, Ceramic, Hardwood

Appliances
Disposal, Central Vacuum, Microwave, Water Conditioner-Loop

Fireplaces 1
Location: Family Room

Interior Description
Alarm System-Owned, Blinds, Ceiling Fan(s), Drywall

Kitchen Description
N/A

Master Bedroom Description
N/A

Exterior

Landscaping
Drip Irrigation/Bubblers, Front Lawn, Mature Landscaping, Rear Lawn, Sprinkler Timer

Pool No

Spa No

House Faces North
Views: None

Roof Description
Pitched, Tile

Utility Information
Cable TV Wired, Underground Utilities

THE NEIGHBORHOOD

Community

Community Name

Peccole Ranch

Gated Yes

Features & Amenities

CCRs, Clubhouse, COMMUNITY Wall, Gated, Jogging, Tennis, Management

Schools

Elementary K-2

Piggott Clarence

Elementary 3-5

Piggott Clarence

Middle School

Johnson Walter

High School

Bonanza

Nearby

Hospital

Summerlin Hospital Medical Center

3 miles - 7 minutes

Lake Mead

32.6 miles - 40 minutes

Las Vegas Strip

9.5 miles - 25 minutes

McCarran Airport

17.4 miles - 24 minutes

Mount Charleston

17.3 miles - 22 minutes

Red Rock

8.2 miles - 19 minutes

THE NUMBERS

Current List Price

\$340,000

Previous List Price

\$359,000 on 05-30-2013

Original List Price

\$359,000 on 05-30-2013

Price/Sq. Ft.

\$113.56

Annual Taxes

\$2,309

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$95/month



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