



**7431 MORISSET AVENUE** **MLS# 1351291**

<b>SOLD</b>
<b>\$252,995</b>
Sold on 08-27-2013
<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 1,919 sq. ft.</b>
<b>Lot Size 3,485 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2013</b>
<b>List Date 05-31-2013</b>



**DESCRIPTION**

This 1,919 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,485 square foot (0.08 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7431 Morisset Avenue. The MLS number is 1351291 and the parcel number is 176-34-310-221. This listing became available on 05-31-2013 and was sold on 08-27-2013 for \$252,995. The full public address for this listing is 7431 Morisset Avenue, Las Vegas, Nevada 89179.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Linoleum/Vinyl	Desert Landscaping, Shrubs
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Energy Star Appliances, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Mountains Edge

#### Gated No

#### Features & Amenities

CCRs, Management

### Schools

#### Elementary K-2

Sewell Ct

#### Elementary 3-5

Sewell Ct

#### Middle School

Brown B Mahlon

#### High School

Basic Tech Trade

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

5.7 miles - 12 minutes

#### Lake Mead

28.7 miles - 36 minutes

#### Las Vegas Strip

13.7 miles - 22 minutes

#### McCarran Airport

13.5 miles - 20 minutes

#### Mount Charleston

34.8 miles - 38 minutes

#### Red Rock

19.2 miles - 29 minutes

## THE NUMBERS

#### Current List Price

\$252,995

#### Previous List Price

N/A

#### Original List Price

\$252,720 on 05-31-2013

#### Price/Sq. Ft.

\$131.84

#### Annual Taxes

\$98

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$75/quarter

HOA #1 Fee \$32/month



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