



7476 CATALINA HARBOR STREET **MLS# 1352535**

SOLD
\$172,000
Sold on 08-06-2013
Bedrooms 3
Bathrooms 2
Full Baths 2
3/4 Baths 0
1/2 Baths 0
Stories 1
Living Area 1,806 sq. ft.
Lot Size 5,663 sq. ft.
Garages 2
Year Built 2001
List Date 06-04-2013



DESCRIPTION

This 1,806 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Lynbrook in Las Vegas on 7476 Catalina Harbor Street. The MLS number is 1352535 and the parcel number is 125-13-724-068. This listing became available on 06-04-2013 and was sold on 08-06-2013 for \$172,000. The full public address for this listing is 7476 Catalina Harbor Street, Las Vegas, Nevada 89131.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Linoleum/Vinyl	Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System, Shrubs
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Washer, Dryer	Spa No
Fireplaces 0	House Faces West
Interior Description	Views: Mountain View
Blinds, Ceiling Fan(s)	Roof Description
Kitchen Description	Pitched, Tile
N/A	Utility Information
Master Bedroom Description	Underground Utilities
N/A	

THE NEIGHBORHOOD

Community

Community Name

Lynbrook

Gated Yes

Guard Gated Yes

Features & Amenities

COMMUNITY Wall, Gated, Not Age Restricted, Playground, Management, Reserves, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Heckethorn Howard E

Elementary 3-5

Heckethorn Howard E

Middle School

Saville Anthony

High School

Shadow Ridge

Nearby

Hospital

Centennial Hills Hospital

5.6 miles - 13 minutes

Lake Mead

38.6 miles - 47 minutes

Las Vegas Strip

22.9 miles - 31 minutes

McCarran Airport

26 miles - 36 minutes

Mount Charleston

8.1 miles - 16 minutes

Red Rock

23.2 miles - 35 minutes

THE NUMBERS

Current List Price

\$172,000

Previous List Price

\$176,500 on 06-04-2013

Original List Price

\$176,500 on 06-04-2013

Price/Sq. Ft.

\$95.24

Annual Taxes

\$1,253

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$70/month



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