



**8820 RIO GRANDE FALLS AVENUE** **MLS# 1375289**

<b>SOLD</b>
<b>\$264,000</b>
Sold on 12-17-2013
<b>Bedrooms 4</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 2,192 sq. ft.</b>
<b>Lot Size 6,970 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2005</b>
<b>List Date 08-20-2013</b>



**DESCRIPTION**

This 2,192 square foot single family home features 4 bedrooms, 2 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Arlington Ranch in Las Vegas on 8820 Rio Grande Falls Avenue. The MLS number is 1375289 and the parcel number is 176-20-811-106. This listing became available on 08-20-2013 and was sold on 12-17-2013 for \$264,000. The full public address for this listing is 8820 Rio Grande Falls Avenue, Las Vegas, Nevada 89178.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping
<b>Appliances</b>	<b>Pool Yes</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces South</b>
Location: Great Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Blinds, Ceiling Fan(s)	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable Wired, Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Arlington Ranch

#### Gated Yes

#### Features & Amenities

Gated, Management

### Schools

#### Elementary K-2

Wright William V

#### Elementary 3-5

Wright William V

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Desert Oasis

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

3.6 miles - 8 minutes

#### Lake Mead

25.5 miles - 35 minutes

#### Las Vegas Strip

12 miles - 19 minutes

#### McCarran Airport

12.4 miles - 19 minutes

#### Mount Charleston

28.4 miles - 35 minutes

#### Red Rock

15.9 miles - 23 minutes

## THE NUMBERS

#### Current List Price

\$264,000

#### Previous List Price

\$212,900 on 08-20-2013

#### Original List Price

\$212,900 on 08-20-2013

#### Price/Sq. Ft.

\$120.44

#### Annual Taxes

\$1,868

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$17/month

HOA #1 Fee \$32/month



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For more photos or information on 8820 Rio Grande Falls Avenue, please visit:

<https://vegasdata.com/home-search/details/8820-Rio-Grande-Falls-Avenue-Las-Vegas-Nevada-89178/mls-1375289/>