



7432 MANSE RANCH AVENUE **MLS# 1378179**

SOLD
\$384,044
Sold on 01-10-2014

Bedrooms 3

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

Stories 1

Living Area 2,051 sq. ft.

Lot Size 6,970 sq. ft.

Garages 2

Year Built 2013

List Date 08-26-2013



DESCRIPTION

This 2,051 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7432 Manse Ranch Avenue. The MLS number is 1378179 and the parcel number is 176-34-412-059. This listing became available on 08-26-2013 and was sold on 01-10-2014 for \$384,044. The full public address for this listing is 7432 Manse Ranch Avenue, Las Vegas, Nevada 89178.

THE DETAILS

Interior	Exterior
<p style="text-align: center;">Flooring</p> <p>Carpet, Carpeting Throughout, Ceramic</p> <hr/> <p style="text-align: center;">Appliances</p> <p>Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner-Loope</p> <hr/> <p style="text-align: center;">Fireplaces 0</p> <hr/> <p style="text-align: center;">Interior Description</p> <p>Drywall</p> <hr/> <p style="text-align: center;">Kitchen Description</p> <p>N/A</p> <hr/> <p style="text-align: center;">Master Bedroom Description</p> <p>N/A</p>	<p style="text-align: center;">Landscaping</p> <p>Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer</p> <hr/> <p style="text-align: center;">Pool No</p> <hr/> <p style="text-align: center;">Spa No</p> <hr/> <p style="text-align: center;">House Faces South</p> <hr/> <p style="text-align: center;">Roof Description</p> <p>Cool Roof/Radiant Barrier, Pitched, Tile</p> <hr/> <p style="text-align: center;">Utility Information</p> <p>Cable TV Wired, Cable Wired, Underground Utilities</p>

THE NEIGHBORHOOD

Community

Community Name

Mountains Edge

Gated No

Features & Amenities

CCRs, Jogging, Playground, Ground Maintenance, Management, Recreation Facilities

Schools

Elementary K-2

Reedom Carolyn Syr

Elementary 3-5

Reedom Carolyn Syr

Middle School

Tarkanian

High School

Desert Oasis

Nearby

THE NUMBERS

Current List Price

\$384,044

Previous List Price

N/A

Original List Price

\$384,044 on 08-26-2013

Price/Sq. Ft.

\$187.25

Annual Taxes

\$3,850

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$75/quarter

SID/LID Fees Yes

SID/LID Balance \$8,159

SID/LID Annual Fee \$1,047



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