



7445 MANSE RANCH AVENUE **MLS# 1378183**

SOLD
\$378,359
Sold on 01-31-2014

Bedrooms 3

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

Stories 1

Living Area 2,355 sq. ft.

Lot Size 6,970 sq. ft.

Garages 2

Year Built 2013

List Date 08-26-2013



DESCRIPTION

This 2,355 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 7445 Manse Ranch Avenue. The MLS number is 1378183 and the parcel number is 176-34-412-047. This listing became available on 08-26-2013 and was sold on 01-31-2014 for \$378,359. The full public address for this listing is 7445 Manse Ranch Avenue, Las Vegas, Nevada 89178.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner-Loope	Spa No
Fireplaces 0	House Faces North
Interior Description	Roof Description
Drywall	Pitched, Tile
Kitchen Description	Utility Information
N/A	Cable TV Wired, Cable Wired, Underground Utilities
Master Bedroom Description	
N/A	

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

\$378,359

Previous List Price

N/A

Original List Price

\$336,857 on 08-26-2013

Price/Sq. Ft.

\$160.66

Annual Taxes

\$33,700

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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