



8304 ARROYO JUSTIN AVENUE **MLS# 1378284**

SOLD
\$418,500
Sold on 04-04-2014

Bedrooms 4

Bathrooms 5
Full Baths 3
3/4 Baths 1
1/2 Baths 1

Stories 2

Living Area 3,390 sq. ft.

Lot Size 7,841 sq. ft.

Garages 3

Year Built 1995

List Date 08-29-2013



DESCRIPTION

This 3,390 square foot single family home features 4 bedrooms, 5 bathrooms and is situated on a 7,841 square foot (0.18 acre) lot. It is located in the community of Summerlin in Las Vegas on 8304 Arroyo Justin Avenue. The MLS number is 1378284 and the parcel number is 138-21-317-012. This listing became available on 08-29-2013 and was sold on 04-04-2014 for \$418,500. The full public address for this listing is 8304 Arroyo Justin Avenue, Las Vegas, Nevada 89128.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic, Manmade wood or Laminate	Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System, Shrubs, Sprinkler Timer
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal, Central Vacuum, Microwave, Water Conditioner-Owned, Water Filtering System	Spa Yes
Fireplaces 1	House Faces South
Location: Family Room	Roof Description
Interior Description	Tile
Blinds, Ceiling Fan(s), Pot Shelves, Shutters, Windows Coverings Throughout	Utility Information
Kitchen Description	Cable Wired, Underground Utilities
N/A	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Summerlin

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, COMMUNITY Wall, Gated, Management, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Bryan Richard

Elementary 3-5

Bryan Richard

Middle School

Becker

High School

Cimarron Memorial

Nearby

Hospital

Mountain View Hospital

3.1 miles - 8 minutes

Lake Mead

28.8 miles - 35 minutes

Las Vegas Strip

13.1 miles - 19 minutes

McCarran Airport

16.1 miles - 23 minutes

Mount Charleston

13.6 miles - 18 minutes

Red Rock

11.2 miles - 22 minutes

THE NUMBERS

Current List Price

\$418,500

Previous List Price

\$422,500 on 08-29-2013

Original List Price

\$440,000 on 08-29-2013

Price/Sq. Ft.

\$123.45

Annual Taxes

\$3,955

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$47/month

HOA #1 Fee \$80/month



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For more photos or information on 8304 Arroyo Justin Avenue, please visit:

<https://vegadata.com/home-search/details/8304-Arroyo-Justin-Avenue-Las-Vegas-Nevada-89128/mls-1378284/>