



EDIFICE AVENUE **MLS# 1378454**

| |
|----------------------------------|
| SOLD |
| \$210,000 |
| Sold on 05-15-2015 |
| Bedrooms 3 |
| Bathrooms 3 |
| Full Baths 2 |
| 3/4 Baths 0 |
| 1/2 Baths 1 |
| Stories 2 |
| Living Area 1,694 sq. ft. |
| Lot Size 3,920 sq. ft. |
| Garages 2 |
| Year Built 1997 |
| List Date 08-26-2013 |



DESCRIPTION

This 1,694 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,920 square foot (0.09 acre) lot. It is located in the community of Peccole Ranch in Las Vegas on Edifice Avenue. The MLS number is 1378454 and the parcel number is 163-06-316-184. This listing became available on 08-26-2013 and was sold on 05-15-2015 for \$210,000. The full public address for this listing is Edifice Avenue, Las Vegas, Nevada 89117.

THE DETAILS

| Interior | Exterior |
|--|----------------------------|
| Flooring | Landscaping |
| Carpet, Carpeting Throughout, Ceramic | Desert Landscaping |
| Appliances | Pool No |
| Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave | Spa No |
| Fireplaces 2 | House Faces North |
| Location: Living Room, Master Bedroom | Roof Description |
| Interior Description | Tile |
| Alarm System-Owned, Blinds, Ceiling Fan(s), Pot Shelves | Utility Information |
| Kitchen Description | Cable TV Wired |
| N/A | |
| Master Bedroom Description | |
| N/A | |

THE NEIGHBORHOOD

Community

Community Name

Peccole Ranch

Gated Yes

Features & Amenities

CCRs, COMMUNITY Pool, Gated, Management, Recreation Facilities

Schools

Elementary K-2

Piggott Clarence

Elementary 3-5

Piggott Clarence

Middle School

Johnson Walter

High School

Bonanza

Nearby

Hospital

Summerlin Hospital Medical Center

2.7 miles - 7 minutes

Lake Mead

32.8 miles - 39 minutes

Las Vegas Strip

10.1 miles - 20 minutes

McCarran Airport

17.6 miles - 23 minutes

Mount Charleston

17.9 miles - 22 minutes

Red Rock

8.1 miles - 17 minutes

THE NUMBERS

Current List Price

\$210,000

Previous List Price

\$218,000 on 08-26-2013

Original List Price

\$208,000 on 08-26-2013

Price/Sq. Ft.

\$123.97

Annual Taxes

\$1,628

Short Sale Yes

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$70/month

HOA #1 Fee \$50/month



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