



3895 RANCHO NIGUEL PARKWAY **MLS# 1378538**

SOLD
\$276,500
Sold on 11-13-2013

Bedrooms 3

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

Stories 1

Living Area 1,942 sq. ft.

Lot Size 7,405 sq. ft.

Garages 2

Year Built 1996

List Date 08-30-2013



DESCRIPTION

This 1,942 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in Las Vegas on 3895 Rancho Niguel Parkway. The MLS number is 1378538 and the parcel number is 163-18-710-048. This listing became available on 08-30-2013 and was sold on 11-13-2013 for \$276,500. The full public address for this listing is 3895 Rancho Niguel Parkway, Las Vegas, Nevada 89147.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic, Green/Recycled Carpet Material	Desert Landscaping, Drip Irrigation/Bubblers, Fruit Tree(s), Mature Landscaping, Rear Lawn, Rear Sprinkler System, Rock/Gravel Landscaping, Shrubs
Appliances	Pool No
Dishwasher, Disposal, Microwave, Water Conditioner-Owned	Spa No
Fireplaces 1	House Faces East
Location: Family Room	Roof Description
Interior Description	Tile
Blinds, Ceiling Fan(s), Pot Shelves, Windows Coverings Throughout	Utility Information
Kitchen Description	Cable TV Wired, Cable Wired, Underground Utilities
N/A	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

N/A

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Guard Gated, Not Age Restricted, Playground, Common Area Taxes, Ground Maintenance, Insurance, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Hayes Keith C & Karen W

Elementary 3-5

Hayes Keith C & Karen W

Middle School

Fertitta Frank & Victoria

High School

Spring Valley Hs

Nearby

Hospital

Southern Hills Hospital & Medical Center

3.6 miles - 9 minutes

Lake Mead

30.2 miles - 34 minutes

Las Vegas Strip

7.5 miles - 15 minutes

McCarran Airport

15 miles - 18 minutes

Mount Charleston

19.4 miles - 24 minutes

Red Rock

10.7 miles - 18 minutes

THE NUMBERS

Current List Price

\$276,500

Previous List Price

\$294,875 on 08-30-2013

Original List Price

\$275,000 on 08-30-2013

Price/Sq. Ft.

\$142.38

Annual Taxes

\$1,855

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$178/month



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