



**8664 FRASURE FALLS AVENUE** **MLS# 1379614**

<b>SOLD</b>
<b>\$254,898</b>
Sold on 01-22-2014
<b>Bedrooms 4</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 2,212 sq. ft.</b>
<b>Lot Size 6,098 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2005</b>
<b>List Date 09-04-2013</b>



**DESCRIPTION**

This 2,212 square foot single family home features 4 bedrooms, 2 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Arlington Ranch in Las Vegas on 8664 Frasure Falls Avenue. The MLS number is 1379614 and the parcel number is 176-20-811-009. This listing became available on 09-04-2013 and was sold on 01-22-2014 for \$254,898. The full public address for this listing is 8664 Frasure Falls Avenue, Las Vegas, Nevada 89178.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Shrubs
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Disposal	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces South</b>
Location: Great Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Blinds	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable TV Wired, Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Arlington Ranch

#### Gated Yes

#### Features & Amenities

Clubhouse, COMMUNITY Pool, Gated, Management, Recreation Facilities

### Schools

#### Elementary K-2

Wright William V

#### Elementary 3-5

Wright William V

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Desert Oasis

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

3.4 miles - 7 minutes

#### Lake Mead

25.2 miles - 34 minutes

#### Las Vegas Strip

11.8 miles - 18 minutes

#### McCarran Airport

12.1 miles - 18 minutes

#### Mount Charleston

28.2 miles - 34 minutes

#### Red Rock

16 miles - 23 minutes

## THE NUMBERS

#### Current List Price

\$254,898

#### Previous List Price

N/A

#### Original List Price

\$254,898 on 09-04-2013

#### Price/Sq. Ft.

\$115.23

#### Annual Taxes

\$1,702

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$29/month

HOA #1 Fee \$180/year



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