



**2617 ARACATUBA AVENUE** **MLS# 1379689**

<b>SOLD</b>
<b>\$83,000</b>
Sold on 01-30-2014
<b>Bedrooms 2</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,310 sq. ft.</b>
<b>Lot Size 1,307 sq. ft.</b>
<b>Garages 2</b>
<b>Town House Yes</b>
<b>Year Built 1981</b>
<b>List Date 09-04-2013</b>



**DESCRIPTION**

This 1,310 square foot single family home features 2 bedrooms, 3 bathrooms and is situated on a 1,307 square foot (0.03 acre) lot. It is located in Las Vegas on 2617 Aracatuba Avenue. The MLS number is 1379689 and the parcel number is 162-12-511-085. This listing became available on 09-04-2013 and was sold on 01-30-2014 for \$83,000. The full public address for this listing is 2617 Aracatuba Avenue, Las Vegas, Nevada 89121.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Front Lawn, Mature Landscaping
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces East</b>
Location: Living Room	<b>Roof Description</b>
<b>Interior Description</b>	Flat
Blinds, Windows Coverings Throughout	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Clubhouse, COMMUNITY Pool, COMMUNITY Spa, COMMUNITY Wall, Gated, Security, Tennis, Ground Maintenance, Management, Recreation Facilities, Security(Couldinclude Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Beckley Will

#### Elementary 3-5

Beckley Will

#### Middle School

Knudson K O

#### High School

Valley

### Nearby

#### Hospital

Sunrise Hospital & Medical Center

3.2 miles - 9 minutes

#### Lake Mead

16.3 miles - 21 minutes

#### Las Vegas Strip

7.5 miles - 14 minutes

#### McCarran Airport

8.4 miles - 15 minutes

#### Mount Charleston

24.5 miles - 26 minutes

#### Red Rock

26.1 miles - 32 minutes

## THE NUMBERS

#### Current List Price

\$83,000

#### Previous List Price

\$90,000 on 09-04-2013

#### Original List Price

\$99,000 on 09-04-2013

#### Price/Sq. Ft.

\$63.36

#### Annual Taxes

\$392

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$155/month



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For more photos or information on 2617 Aracatuba Avenue, please visit:

<https://vegasdata.com/home-search/details/2617-Aracatuba-Avenue-Las-Vegas-Nevada-89121/mls-1379689/>