



**7456 MANSE RANCH AVENUE** **MLS# 1379783**

**SOLD**  
**\$416,491**  
Sold on 02-27-2014

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**Bedrooms 3**

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

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**Stories 1**

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**Living Area 2,553 sq. ft.**

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**Lot Size 6,970 sq. ft.**

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**Garages 2**

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**Year Built 2013**

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**List Date 08-31-2013**



**DESCRIPTION**

This 2,553 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7456 Manse Ranch Avenue. The MLS number is 1379783 and the parcel number is 176-34-412-061. This listing became available on 08-31-2013 and was sold on 02-27-2014 for \$416,491. The full public address for this listing is 7456 Manse Ranch Avenue, Las Vegas, Nevada 89178.

**THE DETAILS**

Interior	Exterior
<p style="text-align: center;"><b>Flooring</b></p> <p>Carpet, Carpeting Throughout, Ceramic</p> <hr/> <p style="text-align: center;"><b>Appliances</b></p> <p>Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner-Loope</p> <hr/> <p style="text-align: center;"><b>Fireplaces 0</b></p> <hr/> <p style="text-align: center;"><b>Interior Description</b></p> <p>Drywall</p> <hr/> <p style="text-align: center;"><b>Kitchen Description</b></p> <p>N/A</p> <hr/> <p style="text-align: center;"><b>Master Bedroom Description</b></p> <p>N/A</p>	<p style="text-align: center;"><b>Landscaping</b></p> <p>Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer</p> <hr/> <p style="text-align: center;"><b>Pool No</b></p> <hr/> <p style="text-align: center;"><b>Spa No</b></p> <hr/> <p style="text-align: center;"><b>House Faces South</b></p> <hr/> <p style="text-align: center;"><b>Roof Description</b></p> <p>Pitched, Tile</p> <hr/> <p style="text-align: center;"><b>Utility Information</b></p> <p>Cable TV Wired, Cable Wired, Underground Utilities</p>

## THE NEIGHBORHOOD

### Community

#### Community Name

Mountains Edge

#### Gated No

#### Features & Amenities

CCRs, Jogging, Playground, Ground Maintenance, Management, Recreation Facilities

### Schools

#### Elementary K-2

Reedom Carolyn Syr

#### Elementary 3-5

Reedom Carolyn Syr

#### Middle School

Tarkanian

#### High School

Desert Oasis

### Nearby

## THE NUMBERS

#### Current List Price

\$416,491

#### Previous List Price

N/A

#### Original List Price

\$371,630 on 08-31-2013

#### Price/Sq. Ft.

\$163.14

#### Annual Taxes

\$3,700

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$75/quarter

#### SID/LID Fees Yes

SID/LID Balance \$8,159

SID/LID Annual Fee \$1,047



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