



**6526 BREZZA MARINA COURT** **MLS# 1381002**

<b>SOLD</b>
<b>\$498,974</b>
Sold on 09-20-2013
<b>Bedrooms 4</b>
<b>Bathrooms 4</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 1
<b>Stories 1</b>
<b>Living Area 3,744 sq. ft.</b>
<b>Lot Size 12,632 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2013</b>
<b>List Date 09-06-2013</b>



**DESCRIPTION**

This 3,744 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 12,632 square foot (0.29 acre) lot. It is located in Las Vegas on 6526 Brezza Marina Court. The MLS number is 1381002 and the parcel number is 125-23-813-029. This listing became available on 09-06-2013 and was sold on 09-20-2013 for \$498,974. The full public address for this listing is 6526 Brezza Marina Court, Las Vegas, Nevada 89131.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces West</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Cool Roof/Radiant Barrier, Pitched, Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired, Cable Wired, Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, COMMUNITY Wall, Gated, Ground Maintenance, Management, Security(Couldinclude Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Neal Joseph

#### Elementary 3-5

Neal Joseph

#### Middle School

Saville Anthony

#### High School

Shadow Ridge

### Nearby

#### Hospital

Centennial Hills Hospital

4.9 miles - 10 minutes

#### Lake Mead

36.9 miles - 44 minutes

#### Las Vegas Strip

20.5 miles - 27 minutes

#### McCarran Airport

24.2 miles - 32 minutes

#### Mount Charleston

7.8 miles - 12 minutes

#### Red Rock

21.5 miles - 31 minutes

## THE NUMBERS

#### Current List Price

\$498,974

#### Previous List Price

N/A

#### Original List Price

\$439,535 on 09-06-2013

#### Price/Sq. Ft.

\$133.27

#### Annual Taxes

\$4,400

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$69/month



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For more photos or information on 6526 Brezza Marina Court, please visit:

<https://vegastdata.com/home-search/details/6526-Brezza-Marina-Court-Las-Vegas-Nevada-89131/mls-1381002/>