



7648 S COMANCHE CANYON AVENUE **MLS# 1386030**

SOLD
\$275,000
Sold on 12-11-2013

Bedrooms 3

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

Stories 1

Living Area 2,007 sq. ft.

Lot Size 6,534 sq. ft.

Garages 3

Year Built 2003

List Date 09-25-2013



DESCRIPTION

This 2,007 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,534 square foot (0.15 acre) lot. It is located in the community of Nevada Trails in Las Vegas on 7648 S Comanche Canyon Avenue. The MLS number is 1386030 and the parcel number is 176-10-315-003. This listing became available on 09-25-2013 and was sold on 12-11-2013 for \$275,000. The full public address for this listing is 7648 S Comanche Canyon Avenue, Las Vegas, Nevada 89113.

THE DETAILS

| Interior | Exterior |
|--|---|
| Flooring | Landscaping |
| Carpet, Carpeting Throughout, Ceramic | Drip Irrigation/Bubblers, Mature Landscaping, Shrubs |
| Appliances | Pool No |
| Refrigerator, Dishwasher, Disposal, Washer, Dryer, Water Conditioner-Owned | Spa No |
| Fireplaces 0 | House Faces South |
| Interior Description | Roof Description |
| Alarm System-Wired, Ceiling Fan(s), Windows Coverings Throughout | Tile |
| Kitchen Description | Utility Information |
| N/A | Cable TV Wired, Satellite Dish, Underground Utilities |
| Master Bedroom Description | |
| N/A | |

THE NEIGHBORHOOD

Community

Community Name

Nevada Trails

Gated Yes

Features & Amenities

CCRs, Jogging, Playground, Management

Schools

Elementary K-2

Steele Judith

Elementary 3-5

Steele Judith

Middle School

Canarelli Lawrence & Heidi

High School

Sierra Vista High

Nearby

Hospital

St. Rose Dominican Hospital - San Martín Campus

1.6 miles - 4 minutes

Lake Mead

25.9 miles - 30 minutes

Las Vegas Strip

10.5 miles - 15 minutes

McCarran Airport

10.7 miles - 14 minutes

Mount Charleston

22.5 miles - 31 minutes

Red Rock

16.7 miles - 23 minutes

THE NUMBERS

Current List Price

\$275,000

Previous List Price

\$280,000 on 09-25-2013

Original List Price

\$290,000 on 09-25-2013

Price/Sq. Ft.

\$137.02

Annual Taxes

\$2,022

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$39/month



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For more photos or information on 7648 S Comanche Canyon Avenue, please visit:

<https://vegasdata.com/home-search/details/7648-S-Comanche-Canyon-Avenue-Las-Vegas-Nevada-89113/mls-1386030/>