



7559 PROUD MEADOWS STREET **MLS# 1404068**

SOLD
\$453,000
Sold on 05-07-2014
Bedrooms 4
Bathrooms 4
Full Baths 3
3/4 Baths 0
1/2 Baths 1
Stories 1
Living Area 4,277 sq. ft.
Lot Size 21,780 sq. ft.
Garages 3
Year Built 2006
List Date 12-01-2013



DESCRIPTION

This 4,277 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 21,780 square foot (0.50 acre) lot. It is located in Las Vegas on 7559 Proud Meadows Street. The MLS number is 1404068 and the parcel number is 125-14-711-062. This listing became available on 12-01-2013 and was sold on 05-07-2014 for \$453,000. The full public address for this listing is 7559 Proud Meadows Street, Las Vegas, Nevada 89131.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Front Lawn, Mature Landscaping, Rock/Gravel Landscaping, Shrubs, Sprinkler Timer, Synthetic Grass
Appliances	Horse Zoned Yes
Dishwasher, Disposal, Microwave, Water Conditioner-Loope, Water Conditioner-Rented, Wine Refrigerator	Pool Yes
Fireplaces 2	Spa Yes
Location: Family Room, Living Room	House Faces East
Interior Description	Views: Mountain View
Alarm System-Rented, Alarm System-Wired, Blinds, Ceiling Fan(s), Windows Coverings Throughout	Roof Description
Kitchen Description	Tile
N/A	Utility Information
Master Bedroom Description	Cable TV Wired, Underground Utilities
N/A	

THE NEIGHBORHOOD

Community

Community Name

N/A

Gated Yes

Features & Amenities

CCRs, Gated, Playground, Security, Ground Maintenance, Insurance, Management, Reserves

Schools

Elementary K-2

Heckethorn Howard E

Elementary 3-5

Heckethorn Howard E

Middle School

Cadwallader Ralph

High School

Arbor View

Nearby

Hospital

Centennial Hills Hospital

4.3 miles - 10 minutes

Lake Mead

36 miles - 43 minutes

Las Vegas Strip

20.3 miles - 27 minutes

McCarran Airport

23.3 miles - 31 minutes

Mount Charleston

6.7 miles - 11 minutes

Red Rock

22.5 miles - 30 minutes

THE NUMBERS

Current List Price

\$453,000

Previous List Price

\$509,950 on 12-01-2013

Original List Price

\$579,900 on 12-01-2013

Price/Sq. Ft.

\$105.92

Annual Taxes

\$4,045

Short Sale Yes

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$90/month



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