



**6801 N BRIARWOOD BEND AVENUE** **MLS# 1449075**

<b>SOLD</b>
<b>\$182,500</b>
Sold on 10-17-2014
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,550 sq. ft.</b>
<b>Lot Size 2,614 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2008</b>
<b>List Date 05-25-2014</b>



**DESCRIPTION**

This 1,550 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 2,614 square foot (0.06 acre) lot. It is located in the community of Centennial Hills in Las Vegas on 6801 N Briarwood Bend Avenue. The MLS number is 1449075 and the parcel number is 125-27-816-004. This listing became available on 05-25-2014 and was sold on 10-17-2014 for \$182,500. The full public address for this listing is 6801 N Briarwood Bend Avenue, Las Vegas, Nevada 89130.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Stained Concrete	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs, Smart Irrigation System
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Filtering System	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	<b>Roof Description</b>
Blinds, Ceiling Fan(s), Shutters, Windows Coverings Throughout	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired, Cable Wired, Satellite Dish, Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Centennial Hills

#### Gated No

#### Features & Amenities

CCRs, Not Age Restricted, Playground, Common Area Taxes, Recreation Facilities

### Schools

#### Elementary K-2

Neal Joseph

#### Elementary 3-5

Neal Joseph

#### Middle School

Saville Anthony

#### High School

Arbor View

### Nearby

#### Hospital

Centennial Hills Hospital

4 miles - 7 minutes

#### Lake Mead

32.8 miles - 37 minutes

#### Las Vegas Strip

17.1 miles - 20 minutes

#### McCarran Airport

20.2 miles - 24 minutes

#### Mount Charleston

7.1 miles - 9 minutes

#### Red Rock

17.4 miles - 26 minutes

## THE NUMBERS

#### Current List Price

\$182,500

#### Previous List Price

\$189,900 on 05-25-2014

#### Original List Price

\$198,000 on 05-25-2014

#### Price/Sq. Ft.

\$117.74

#### Annual Taxes

\$997

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$44/month



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For more photos or information on 6801 N Briarwood Bend Avenue, please visit:

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