



7504 PERLA DEL MAR AVENUE **MLS# 1449205**

SOLD
\$175,000
Sold on 07-24-2014
Bedrooms 3
Bathrooms 3
Full Baths 2
3/4 Baths 0
1/2 Baths 1
Stories 2
Living Area 1,568 sq. ft.
Lot Size 2,178 sq. ft.
Garages 1
Year Built 2010
List Date 05-26-2014



DESCRIPTION

This 1,568 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 2,178 square foot (0.05 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 7504 Perla Del Mar Avenue. The MLS number is 1449205 and the parcel number is 176-34-114-032. This listing became available on 05-26-2014 and was sold on 07-24-2014 for \$175,000. The full public address for this listing is 7504 Perla Del Mar Avenue, Las Vegas, Nevada 89179.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave	Spa No
Fireplaces 0	House Faces South
Interior Description	Views: None
Blinds	Roof Description
Kitchen Description	Pitched, Tile
N/A	Utility Information
Master Bedroom Description	Cable TV Wired
N/A	

THE NEIGHBORHOOD

Community

Community Name

Mountains Edge

Gated No

Features & Amenities

CCRs, COMMUNITY Pool, Playground, Management, Recreation Facilities

Schools

Elementary K-2

Reedom Carolyn Syr

Elementary 3-5

Reedom Carolyn Syr

Middle School

Tarkanian

High School

Desert Oasis

Nearby

Hospital

St. Rose Dominican Hospital - San Martín Campus

5.1 miles - 11 minutes

Lake Mead

25.7 miles - 35 minutes

Las Vegas Strip

12.2 miles - 19 minutes

McCarran Airport

12.6 miles - 19 minutes

Mount Charleston

26.3 miles - 37 minutes

Red Rock

18.7 miles - 28 minutes

THE NUMBERS

Current List Price

\$175,000

Previous List Price

N/A

Original List Price

\$176,900 on 05-26-2014

Price/Sq. Ft.

\$111.61

Annual Taxes

\$1,429

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$75/quarter

HOA #1 Fee \$59/month

SID/LID Fees Yes

SID/LID Balance \$2,495

SID/LID Annual Fee \$363



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