



**7104 VIA CAMPANILE AVENUE** **MLS# 1450288**

<b>SOLD</b>
<b>\$430,000</b>
Sold on 09-08-2014
<b>Bedrooms 4</b>
<b>Bathrooms 4</b>
Full Baths 2
3/4 Baths 1
1/2 Baths 1
<b>Stories 1</b>
<b>Living Area 3,345 sq. ft.</b>
<b>Lot Size 20,473 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2003</b>
<b>List Date 05-28-2014</b>



**DESCRIPTION**

This 3,345 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 20,473 square foot (0.47 acre) lot. It is located in Las Vegas on 7104 Via Campanile Avenue. The MLS number is 1450288 and the parcel number is 125-15-710-030. This listing became available on 05-28-2014 and was sold on 09-08-2014 for \$430,000. The full public address for this listing is 7104 Via Campanile Avenue, Las Vegas, Nevada 89131.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal	<b>Spa Yes</b>
<b>Fireplaces 1</b>	<b>House Faces South</b>
Location: Family Room	Views: None
<b>Interior Description</b>	<b>Roof Description</b>
Drywall, Pot Shelves	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Playground, Tennis, Common Area Taxes, Management, Recreation Facilities, Reserves

### Schools

#### Elementary K-2

Heckethorn Howard E

#### Elementary 3-5

Heckethorn Howard E

#### Middle School

Saville Anthony

#### High School

Arbor View

### Nearby

#### Hospital

Centennial Hills Hospital

3.2 miles - 8 minutes

#### Lake Mead

34.9 miles - 41 minutes

#### Las Vegas Strip

19.2 miles - 25 minutes

#### McCarran Airport

22.2 miles - 29 minutes

#### Mount Charleston

5.8 miles - 10 minutes

#### Red Rock

20.7 miles - 29 minutes

## THE NUMBERS

#### Current List Price

\$430,000

#### Previous List Price

\$455,000 on 05-28-2014

#### Original List Price

\$469,900 on 05-28-2014

#### Price/Sq. Ft.

\$128.55

#### Annual Taxes

\$3,908

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned Yes

#### HOA Fees Yes

HOA #1 Fee \$150/month



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For more photos or information on 7104 Via Campanile Avenue, please visit:

<https://vegasdata.com/home-search/details/7104-Via-Campanile-Avenue-Las-Vegas-Nevada-89131/mls-1450288/>