



4481 EL PRESIDIO DRIVE **MLS# 1452023**

SOLD
\$235,000
Sold on 08-29-2014
Bedrooms 3
Bathrooms 2
Full Baths 2
3/4 Baths 0
1/2 Baths 0
Stories 1
Living Area 1,627 sq. ft.
Lot Size 6,970 sq. ft.
Garages 2
Year Built 2001
List Date 06-05-2014



DESCRIPTION

This 1,627 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 4481 El Presidio Drive. The MLS number is 1452023 and the parcel number is 177-31-116-004. This listing became available on 06-05-2014 and was sold on 08-29-2014 for \$235,000. The full public address for this listing is 4481 El Presidio Drive, Las Vegas, Nevada 89141.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic, Linoleum/Vinyl	Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping, Rock/Gravel Landscaping, Shrubs
Appliances	Pool No
Dishwasher, Washer, Dryer, Central Vacuum, Microwave, Water Conditioner-Owned	Spa No
Fireplaces 2	House Faces North
Location: Living Room, Master Bedroom	Views: None
Interior Description	Roof Description
Alarm System-Owned, Blinds	Pitched, Tile
Kitchen Description	Utility Information
N/A	Cable TV Wired, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Southern Highlands

Gated Yes

Features & Amenities

Basketball Courts, CCRs, Gated, Not Age Restricted, Playground, Tennis, Management

Schools

Elementary K-2

Frias Charles & Phyllis

Elementary 3-5

Frias Charles & Phyllis

Middle School

Tarkanian

High School

Desert Oasis

Nearby

Hospital

St. Rose Dominican Hospital - Siena Campus

8.3 miles - 13 minutes

Lake Mead

21.7 miles - 31 minutes

Las Vegas Strip

10.1 miles - 15 minutes

McCarran Airport

10.5 miles - 16 minutes

Mount Charleston

31.7 miles - 34 minutes

Red Rock

22.8 miles - 33 minutes

THE NUMBERS

Current List Price

\$235,000

Previous List Price

N/A

Original List Price

\$247,500 on 06-05-2014

Price/Sq. Ft.

\$144.44

Annual Taxes

\$1,520

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$60/month

HOA #1 Fee \$52/month

SID/LID Fees Yes

SID/LID Balance \$2,169

SID/LID Annual Fee \$470



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