



**6310 BLACK SWAN LANE** **MLS# 1455294**

<b>SOLD</b>
<b>\$320,000</b>
Sold on 10-15-2014
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 1</b>
<b>Living Area 2,348 sq. ft.</b>
<b>Lot Size 12,197 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 1996</b>
<b>List Date 06-17-2014</b>



**DESCRIPTION**

This 2,348 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 12,197 square foot (0.28 acre) lot. It is located in Las Vegas on 6310 Black Swan Lane. The MLS number is 1455294 and the parcel number is 163-26-812-021. This listing became available on 06-17-2014 and was sold on 10-15-2014 for \$320,000. The full public address for this listing is 6310 Black Swan Lane, Las Vegas, Nevada 89118.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Linoleum/Vinyl	Desert Landscaping, Drip Irrigation/Bubblers, Front Lawn, Mature Landscaping, Rear Sprinkler System, Shrubs, Sprinkler Timer, Synthetic Grass
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces South</b>
Location: Living Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Alarm System-Wired, Blinds, Ceiling Fan(s), Drapes, Windows Coverings Throughout	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Gated, Management, Security(Could include Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Earl Ira

#### Elementary 3-5

Earl Ira

#### Middle School

Sawyer Grant

#### High School

Durango

### Nearby

#### Hospital

Spring Valley Hospital

1.1 miles - 2 minutes

#### Lake Mead

24 miles - 29 minutes

#### Las Vegas Strip

5.3 miles - 11 minutes

#### McCarran Airport

8.8 miles - 12 minutes

#### Mount Charleston

19.7 miles - 26 minutes

#### Red Rock

15.5 miles - 24 minutes

## THE NUMBERS

#### Current List Price

\$320,000

#### Previous List Price

\$350,000 on 06-17-2014

#### Original List Price

\$350,000 on 06-17-2014

#### Price/Sq. Ft.

\$136.29

#### Annual Taxes

\$2,034

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$100/month



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For more photos or information on 6310 Black Swan Lane, please visit:

<https://vegadata.com/home-search/details/6310-Black-Swan-Lane-Las-Vegas-Nevada-89118/mls-1455294/>