



7760 BOCA RATON DRIVE **MLS# 1502499**

SOLD
\$575,000
Sold on 02-27-2015

Bedrooms 3

Bathrooms 4
Full Baths 3
3/4 Baths 0
1/2 Baths 1

Stories 2

Living Area 3,277 sq. ft.

Lot Size 6,098 sq. ft.

Garages 2

Year Built 1985

List Date 12-16-2014



DESCRIPTION

This 3,277 square foot single family home features 3 bedrooms, 4 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Spanish Trail in Las Vegas on 7760 Boca Raton Drive. The MLS number is 1502499 and the parcel number is 163-27-113-005. This listing became available on 12-16-2014 and was sold on 02-27-2015 for \$575,000. The full public address for this listing is 7760 Boca Raton Drive, Las Vegas, Nevada 89113.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Mature Landscaping, Shrubs, Sprinkler Timer
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner- Owned, Water Filtering System	Spa No
Fireplaces 1	House Faces South
Location: Family Room	Roof Description
Interior Description	Pitched, Tile
Alarm System-Owned, Blinds, Ceiling Fan(s), Intercom, Shutters	Utility Information
Kitchen Description	Cable TV Wired, Underground Utilities
N/A	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Spanish Trail

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Country Club, COMMUNITY Golf, COMMUNITY Pool, Exercise Room, Guard Gated, Security System, Tennis, Alarm System, Management, Recreation Facilities, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Rogers Lucille S

Elementary 3-5

Rogers Lucille S

Middle School

Sawyer Grant

High School

Durango

Nearby

Hospital

Spring Valley Hospital

1.4 miles - 5 minutes

Lake Mead

26.3 miles - 33 minutes

Las Vegas Strip

6.3 miles - 14 minutes

McCarran Airport

7.6 miles - 16 minutes

Mount Charleston

19.2 miles - 26 minutes

Red Rock

13.7 miles - 22 minutes

THE NUMBERS

Current List Price

\$575,000

Previous List Price

\$649,000 on 12-16-2014

Original List Price

\$649,000 on 12-16-2014

Price/Sq. Ft.

\$175.47

Annual Taxes

\$3,411

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$235/month

HOA #1 Fee \$230/month



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