



**9326 ASPEN SHADOW STREET** **MLS# 1505112**

<b>SOLD</b>
<b>\$197,500</b>
Sold on 06-05-2015
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,708 sq. ft.</b>
<b>Lot Size 2,178 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2006</b>
<b>List Date 01-03-2015</b>



**DESCRIPTION**

This 1,708 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 Las Vegas on 9326 Aspen Shadow Street. The MLS number is 1505112 and the parcel number is 176-21-311-002. This listing became available on 01-03-2015 and was sold on 06-05-2015 for \$197,500. The full public address for this listing is 9326 Aspen Shadow Street, Las Vegas, Nevada 89178.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Marble/Stone	Desert Landscaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces West</b>
Location: Family Room	Views: Mountain View
<b>Interior Description</b>	<b>Roof Description</b>
Blinds, Ceiling Fan(s), Drapes, Drywall, Pot Shelves, Windows Coverings Throughout	Pitched, Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated No

#### Features & Amenities

CCRs, COMMUNITY Pool, COMMUNITY Wall, Ground Maintenance, Management, Recreation Facilities

### Schools

#### Elementary K-2

Ries Aldeane Comito

#### Elementary 3-5

Ries Aldeane Comito

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Sierra Vista High

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

3.7 miles - 7 minutes

#### Lake Mead

24.4 miles - 32 minutes

#### Las Vegas Strip

11 miles - 15 minutes

#### McCarran Airport

11.3 miles - 16 minutes

#### Mount Charleston

25 miles - 35 minutes

#### Red Rock

16.4 miles - 24 minutes

## THE NUMBERS

#### Current List Price

\$197,500

#### Previous List Price

\$206,500 on 01-03-2015

#### Original List Price

\$207,000 on 01-03-2015

#### Price/Sq. Ft.

\$115.63

#### Annual Taxes

\$1,160

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$20/month

HOA #1 Fee \$55/month

SID/LID Fees Yes

SID/LID Balance \$3,450

SID/LID Annual Fee \$689



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