



**4451 VILLA TOSCANO COURT** **MLS# 1506621**

<b>SOLD</b>
<b>\$449,500</b>
Sold on 10-01-2015
<b>Bedrooms 4</b>
<b>Bathrooms 4</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 1
<b>Stories 1</b>
<b>Living Area 3,025 sq. ft.</b>
<b>Lot Size 9,148 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2002</b>
<b>List Date 01-09-2015</b>



**DESCRIPTION**

This 3,025 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 9,148 square foot (0.21 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 4451 Villa Toscano Court. The MLS number is 1506621 and the parcel number is 177-31-212-037. This listing became available on 01-09-2015 and was sold on 10-01-2015 for \$449,500. The full public address for this listing is 4451 Villa Toscano Court, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System, Sprinkler Timer
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Microwave, Water Conditioner-Rented	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces North</b>
Location: Family Room	Views: Mountain View
<b>Interior Description</b>	<b>Roof Description</b>
Blinds, Ceiling Fan(s)	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

Southern Highlands

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

Basketball Courts, CCRs, Gated, Jogging, Playground, Handball/Racquetball Courts, Management, Recreation Facilities, Security(Couldinclude Gated/Guard Gated/Roving)

### 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

8.4 miles - 15 minutes

#### Lake Mead

21.2 miles - 32 minutes

#### Las Vegas Strip

10.2 miles - 16 minutes

#### McCarran Airport

10.5 miles - 16 minutes

#### Mount Charleston

31.8 miles - 36 minutes

#### Red Rock

22.4 miles - 35 minutes

## THE NUMBERS

#### Current List Price

\$449,500

#### Previous List Price

N/A

#### Original List Price

\$459,000 on 01-09-2015

#### Price/Sq. Ft.

\$148.60

#### Annual Taxes

\$2,629

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$69/month

SID/LID Fees Yes



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For more photos or information on 4451 Villa Toscano Court, please visit:

<https://vegasdata.com/home-search/details/4451-Villa-Toscano-Court-Las-Vegas-Nevada-89141/mls-1506621/>