



**6073 TRAVIATA AVENUE** **MLS# 1506907**

<b>SOLD</b>
<b>\$160,000</b>
Sold on 05-29-2015
<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 1,733 sq. ft.</b>
<b>Lot Size 3,485 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2006</b>
<b>List Date 01-10-2015</b>



**DESCRIPTION**

This 1,733 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,485 square foot (0.08 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 6073 Traviata Avenue. The MLS number is 1506907 and the parcel number is 176-36-114-099. This listing became available on 01-10-2015 and was sold on 05-29-2015 for \$160,000. The full public address for this listing is 6073 Traviata Avenue, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Front Lawn
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces North</b>
Location: Living Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Blinds	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable Wired, Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Gated, Management, 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 - San Martín Campus

7 miles - 13 minutes

#### Lake Mead

23.6 miles - 32 minutes

#### Las Vegas Strip

11.1 miles - 15 minutes

#### McCarran Airport

10.6 miles - 16 minutes

#### Mount Charleston

32.7 miles - 35 minutes

#### Red Rock

20.7 miles - 30 minutes

## THE NUMBERS

#### Current List Price

\$160,000

#### Previous List Price

\$195,000 on 01-10-2015

#### Original List Price

\$195,000 on 01-10-2015

#### Price/Sq. Ft.

\$92.33

#### Annual Taxes

\$1,153

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$55/month

#### HOA #1 Fee \$49/month

#### SID/LID Fees Yes

#### SID/LID Balance \$1,474

#### SID/LID Annual Fee \$350



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For more photos or information on 6073 Traviata Avenue, please visit:

<https://vegasdata.com/home-search/details/6073-Traviata-Avenue-Las-Vegas-Nevada-89141/mls-1506907/>