



**8401 CANYON SUN COURT** **MLS# 1572458**

**SOLD**  
**\$409,500**  
Sold on 12-11-2015

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**Bedrooms 3**

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

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**Stories 1**

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**Living Area 2,455 sq. ft.**

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**Lot Size 8,569 sq. ft.**

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**Garages 3**

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**Year Built 2015**

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**List Date 09-11-2015**



**DESCRIPTION**

This 2,455 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 8,569 square foot (0.20 acre) lot. It is located in Las Vegas on 8401 Canyon Sun Court. The MLS number is 1572458 and the parcel number is 125-07-311-020. This listing became available on 09-11-2015 and was sold on 12-11-2015 for \$409,500. The full public address for this listing is 8401 Canyon Sun Court, Las Vegas, Nevada 89166.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Manmade wood or Laminate	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces East</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Breakfast Bar/Counter, Custom Cabinets, Granite Countertops, Island, Lighting Recessed, Man Made Woodor Laminate Flooring, Tile Flooring, Walk-in Pantry	Cable TV Wired, Cable Wired
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

Basketball Courts, CCRs, Clubhouse, COMMUNITY Pool, Exercise Room, Gated, Not Age Restricted, RV Restrictions, Management, Recreation Facilities

### Schools

#### Elementary K-2

Bilbray James

#### Elementary 3-5

Bilbray James

#### Middle School

Edmundo Eddie Escobedo

#### High School

Arbor View

### Nearby

## THE NUMBERS

#### Current List Price

\$409,500

#### Previous List Price

\$428,963 on 09-11-2015

#### Original List Price

\$425,313 on 09-11-2015

#### Price/Sq. Ft.

\$166.80

#### Annual Taxes

\$4,000

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$80/month

HOA #1 Fee \$45/month



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