



1613 BREEZE CANYON DRIVE **MLS# 1584175**

| |
|----------------------------------|
| SOLD |
| \$545,000 |
| Sold on 12-30-2015 |
| Bedrooms 5 |
| Bathrooms 4 |
| Full Baths 3 |
| 3/4 Baths 1 |
| 1/2 Baths 0 |
| Stories 2 |
| Living Area 3,405 sq. ft. |
| Lot Size 10,019 sq. ft. |
| Garages 3 |
| Year Built 1993 |
| List Date 10-28-2015 |



DESCRIPTION

This 3,405 square foot single family home features 5 bedrooms, 4 bathrooms and is situated on a 10,019 square foot (0.23 acre) lot. It is located in the community of Peccole Ranch in Las Vegas on 1613 Breeze Canyon Drive. The MLS number is 1584175 and the parcel number is 163-06-614-021. This listing became available on 10-28-2015 and was sold on 12-30-2015 for \$545,000. The full public address for this listing is 1613 Breeze Canyon Drive, Las Vegas, Nevada 89117.

THE DETAILS

| Interior | Exterior |
|--|---|
| Flooring | Landscaping |
| Carpet, Carpeting Throughout, Marble/Stone | Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Fruit Tree(s), Mature Landscaping, Rear Lawn, Rear Sprinkler System, Shrubs |
| Appliances | Pool Yes |
| Refrigerator, Dishwasher, Disposal, Microwave, Wine Refrigerator | Spa No |
| Fireplaces 1 | House Faces East |
| Location: Family Room | Views: Park/Greenbelt View |
| Interior Description | Roof Description |
| Alarm System-Owned, Ceiling Fan(s), Pot Shelves, Shutters | Tile |
| Kitchen Description | Utility Information |
| Breakfast Bar/Counter, Breakfast Nook/Eating Area, Granite Countertops, Lighting Recessed, Marble/Stone Flooring, Pantry | Cable TV Wired, Underground Utilities |
| Master Bedroom Description | |
| N/A | |

THE NEIGHBORHOOD

Community

Community Name

Peccole Ranch

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, COMMUNITY Wall, Gated, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Piggott Clarence

Elementary 3-5

Piggott Clarence

Middle School

Johnson Walter

High School

Bonanza

Nearby

THE NUMBERS

Current List Price

\$545,000

Previous List Price

N/A

Original List Price

\$555,000 on 10-28-2015

Price/Sq. Ft.

\$160.06

Annual Taxes

\$3,490

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$20/month

HOA #1 Fee \$77/month



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For more photos or information on 1613 Breeze Canyon Drive, please visit:

<https://vegadata.com/home-search/details/1613-Breeze-Canyon-Drive-Las-Vegas-Nevada-89117/mls-1584175/>