



8544 GARDEN VALLEY COURT **MLS# 1585260**

SOLD
\$346,500
Sold on 01-29-2016
Bedrooms 3
Bathrooms 2
Full Baths 2
3/4 Baths 0
1/2 Baths 0
Stories 1
Living Area 2,404 sq. ft.
Lot Size 6,970 sq. ft.
Garages 3
Year Built 2007
List Date 11-01-2015



DESCRIPTION

This 2,404 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 8544 Garden Valley Court. The MLS number is 1585260 and the parcel number is 176-28-115-038. This listing became available on 11-01-2015 and was sold on 01-29-2016 for \$346,500. The full public address for this listing is 8544 Garden Valley Court, Las Vegas, Nevada 89178.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System, Shrubs, Sprinkler Timer
Appliances	Pool No
Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned, Water Filtering System	Spa No
Fireplaces 1	House Faces South
Location: Family Room	Roof Description
Interior Description	Tile
Alarm System-Owned, Blinds, Ceiling Fan(s), Windows Coverings Throughout	Utility Information
Kitchen Description	Cable Wired, Underground Utilities
Breakfast Bar/Counter, Custom Cabinets, Granite Countertops, Island, Tile Flooring, Walk-in Pantry	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Mountains Edge

Gated Yes

Features & Amenities

Gated, Management

Schools

Elementary K-2

Wright William V

Elementary 3-5

Wright William V

Middle School

Canarelli Lawrence & Heidi

High School

Desert Oasis

Nearby

Hospital

St. Rose Dominican Hospital - San Martín Campus

3.9 miles - 11 minutes

Lake Mead

27.4 miles - 37 minutes

Las Vegas Strip

11.9 miles - 20 minutes

McCarran Airport

10.8 miles - 17 minutes

Mount Charleston

49.4 miles - 57 minutes

Red Rock

16.6 miles - 26 minutes

THE NUMBERS

Current List Price

\$346,500

Previous List Price

\$365,000 on 11-01-2015

Original List Price

\$369,500 on 11-01-2015

Price/Sq. Ft.

\$144.13

Annual Taxes

\$2,432

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$75/quarter

HOA #1 Fee \$33/month



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