



8760 RAINBOW RIDGE DRIVE **MLS# 1587456**

SOLD
\$645,000
Sold on 02-25-2016
Bedrooms 4
Bathrooms 3
Full Baths 2
3/4 Baths 1
1/2 Baths 0
Stories 2
Living Area 2,747 sq. ft.
Lot Size 7,841 sq. ft.
Garages 3
Year Built 1989
List Date 11-10-2015



DESCRIPTION

This 2,747 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 7,841 square foot (0.18 acre) lot. It is located in the community of Canyon Gate in Las Vegas on 8760 Rainbow Ridge Drive. The MLS number is 1587456 and the parcel number is 163-05-813-007. This listing became available on 11-10-2015 and was sold on 02-25-2016 for \$645,000. The full public address for this listing is 8760 Rainbow Ridge Drive, Las Vegas, Nevada 89117.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Hardwood	Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Mature Landscaping, Shrubs, Sprinkler Timer, Synthetic Grass, Water-Scaping
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal	Spa Yes
Fireplaces 2	House Faces South
Location: Family Room, Master Bedroom	Roof Description
Interior Description	Tile
Alarm System-Owned, Ceiling Fan(s), Pot Shelves, Windows Coverings Throughout	Utility Information
Kitchen Description	Underground Utilities
Breakfast Bar/Counter, Breakfast Nook/Eating Area, Custom Cabinets, Granite Countertops, Hardwood Flooring, Lighting Recessed, Walk-in Pantry	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Canyon Gate

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Clubhouse, Country Club, COMMUNITY Golf, Exercise Room, Guard Gated, Tennis, Management, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Piggott Clarence

Elementary 3-5

Ober Dvorre & Hal

Middle School

Johnson Walter

High School

Bonanza

Nearby

THE NUMBERS

Current List Price

\$645,000

Previous List Price

N/A

Original List Price

\$659,900 on 11-10-2015

Price/Sq. Ft.

\$234.80

Annual Taxes

\$3,499

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$255/month

HOA #2 Fee \$90/month



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For more photos or information on 8760 Rainbow Ridge Drive, please visit:

<https://vegasdata.com/home-search/details/8760-Rainbow-Ridge-Drive-Las-Vegas-Nevada-89117/mls-1587456/>