



**7108 VIA LOCANDA AVENUE** **MLS# 1588235**

<b>SOLD</b>
<b>\$483,500</b>
Sold on 06-27-2016
<b>Bedrooms 5</b>
<b>Bathrooms 4</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 1
<b>Stories 1</b>
<b>Living Area 3,441 sq. ft.</b>
<b>Lot Size 20,909 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2003</b>
<b>List Date 11-13-2015</b>



**DESCRIPTION**

This 3,441 square foot single family home features 5 bedrooms, 4 bathrooms and is situated on a 20,909 square foot (0.48 acre) lot. It is located in Las Vegas on 7108 Via Locanda Avenue. The MLS number is 1588235 and the parcel number is 125-15-710-005. This listing became available on 11-13-2015 and was sold on 06-27-2016 for \$483,500. The full public address for this listing is 7108 Via Locanda Avenue, Las Vegas, Nevada 89131.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Hardwood, Other	Desert Landscaping, Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Shrubs, Sprinkler Timer
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner- Owned, Water Filtering System	<b>Spa Yes</b>
<b>Fireplaces 3</b>	<b>House Faces South</b>
Location: Courtyard Patio, Family Room, Master Bedroom	Views: Mountain View
<b>Interior Description</b>	<b>Roof Description</b>
Alarm System-Owned, Ceiling Fan(s), Drywall, Intercom, Shutters, Windows Coverings Throughout	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Breakfast Bar/Counter, Granite Countertops, Hardwood Flooring, Island, Lighting Recessed, Pantry, Walk-in Pantry	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

N/A

#### Gated Yes

#### Features & Amenities

Basketball Courts, Gated, Jogging, Playground, Tennis, Ground Maintenance, Landscape Maintenance

### Schools

#### Elementary K-2

Rhodes Betsy

#### Elementary 3-5

Rhodes Betsy

#### Middle School

Cadwallader Ralph

#### High School

Arbor View

### Nearby

#### Hospital

Centennial Hills Hospital

3.2 miles - 9 minutes

#### Lake Mead

37.2 miles - 46 minutes

#### Las Vegas Strip

19.2 miles - 28 minutes

#### McCarran Airport

21.5 miles - 31 minutes

#### Mount Charleston

5.8 miles - 11 minutes

#### Red Rock

20.8 miles - 32 minutes

## THE NUMBERS

#### Current List Price

\$483,500

#### Previous List Price

\$549,000 on 11-13-2015

#### Original List Price

\$749,000 on 11-13-2015

#### Price/Sq. Ft.

\$140.51

#### Annual Taxes

\$4,198

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$163/month



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