



**9354 VALLEY RANCH AVENUE** **MLS# 2089590**

<b>FOR SALE</b>
<b>\$290,000</b>
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,668 sq. ft.</b>
<b>Lot Size 3,049 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2010</b>
<b>List Date 04-25-2019</b>



**DESCRIPTION**

This 1,668 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,049 square foot (0.07 acre) lot. It is located in the community of Mountains Edge in Las Vegas on 9354 Valley Ranch Avenue. The MLS number is 2089590 and the parcel number is 176-29-216-008. This listing became available on 04-25-2019 and is currently for sale. The full public address for this listing is 9354 Valley Ranch Avenue, Las Vegas, Nevada 89178.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Carpet, Tile	<b>Landscaping</b> Desert Landscaping, Drip Irrigation/Bubblers
<b>Appliances</b> Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave	<b>Pool No</b>
<b>Fireplaces 0</b>	<b>Spa No</b>
<b>Interior Description</b> Blinds, Ceiling Fan(s), Drywall	<b>House Faces South</b>
<b>Kitchen Description</b> N/A	<b>Roof Description</b> Tile
<b>Master Bedroom Description</b> N/A	<b>Utility Information</b> Cable TV Wired, Cat 5 Wired, Underground Utilities

## THE NEIGHBORHOOD

### Community

#### Community Name

Mountains Edge

#### Gated No

#### Features & Amenities

Basketball Courts, BBQ Area, CCRs, Park, None

### Schools

#### Elementary K-2

Wright William V

#### Elementary 3-5

Wright William V

#### Middle School

Faiss Wilbur & Theresa

#### High School

Sierra Vista High

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

5.2 miles - 12 minutes

#### Lake Mead

30.4 miles - 39 minutes

#### Las Vegas Strip

13.1 miles - 22 minutes

#### McCarran Airport

14.5 miles - 22 minutes

#### Mount Charleston

46.2 miles - 60 minutes

#### Red Rock

15.6 miles - 22 minutes

## THE NUMBERS

#### Current List Price

\$290,000

#### Previous List Price

N/A

#### Original List Price

\$290,000 on 04-25-2019

#### Price/Sq. Ft.

\$173.86

#### Annual Taxes

\$1,251

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$165/quarter

#### SID/LID Fees Yes

SID/LID Balance \$1,499

SID/LID Annual Fee \$523



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