



**3209 BIRDWATCHER AV** **MLS# 1222668**

<b>SOLD</b>
<b>\$138,000</b>
Sold on 05-11-2012
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,918 sq. ft.</b>
<b>Lot Size 6,534 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2004</b>
<b>List Date 02-01-2012</b>



**DESCRIPTION**

This 1,918 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,534 square foot (0.15 acre) lot. It is located in the community of Aliante in North Las Vegas on 3209 Birdwatcher Av. The MLS number is 1222668 and the parcel number is 124-20-410-109. This listing became available on 02-01-2012 and was sold on 05-11-2012 for \$138,000. The full public address for this listing is 3209 Birdwatcher Av, North Las Vegas, Nevada 89084.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Carpet, Tile	<b>Landscaping</b> Desert Landscaping
<b>Appliances</b> Dishwasher, Disposal	<b>Pool No</b>
<b>Fireplaces 0</b>	<b>Spa No</b>
<b>Interior Description</b> Drywall	<b>House Faces North</b>
<b>Kitchen Description</b> Laminate Countertops	<b>Roof Description</b> Tile
<b>Master Bedroom Description</b> Master Bedroom Separate From Other	<b>Utility Information</b> Underground Utilities

## THE NEIGHBORHOOD

### Community

#### Community Name

Aliante

#### Gated No

#### Features & Amenities

CCRs, Tennis Courts, Jogging Trail, Management

### Schools

#### Elementary K-2

Goynes Theron H & Naomi D

#### Elementary 3-5

Goynes Theron H & Naomi D

#### Middle School

Cram Brian & Teri

#### High School

Mojave

### Nearby

## THE NUMBERS

#### Current List Price

\$138,000

#### Previous List Price

N/A

#### Original List Price

\$144,900 on 02-01-2012

#### Price/Sq. Ft.

\$71.95

#### Annual Taxes

\$1,621

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned Yes

#### HOA Fees Yes

Master Plan Fee \$39/month

HOA #1 Fee \$14/month

SID/LID Fees Yes



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