



**3725 GRANADA GORGE LANE** **MLS# 1503242**

**SOLD**  
**\$385,000**  
Sold on 02-27-2015

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**Bedrooms 5**

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**Bathrooms 4**  
Full Baths 3  
3/4 Baths 0  
1/2 Baths 1

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**Living Area 3,806 sq. ft.**

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**Lot Size 7,841 sq. ft.**

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**Garages 3**

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**Year Built 2006**

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**List Date 12-18-2014**



**DESCRIPTION**

This 3,806 square foot single family home features 5 bedrooms, 4 bathrooms and is situated on a 7,841 square foot (0.18 acre) lot. It is located in the community of Aliante in North Las Vegas on 3725 Granada Gorge Lane. The MLS number is 1503242 and the parcel number is 124-19-513-117. This listing became available on 12-18-2014 and was sold on 02-27-2015 for \$385,000. The full public address for this listing is 3725 Granada Gorge Lane, North Las Vegas, Nevada 89084.

**THE DETAILS**

Interior	Exterior
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Manmade wood or Laminate	Desert Landscaping, Mature Landscaping, Sprinkler Timer, Synthetic Grass
<b>Appliances</b>	<b>Pool Yes</b>
Dishwasher, Disposal, Microwave, None, Water Conditioner- Owned, Water Filtering System	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces North</b>
Location: Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Alarm System-Wired, Blinds, Ceiling Fan(s), Shutters	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Aliante

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Gated, Jogging, Management, Security(Couldinclude Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Triggs Vincent

#### Elementary 3-5

Triggs Vincent

#### Middle School

Saville Anthony

#### High School

Shadow Ridge

### Nearby

#### Hospital

Centennial Hills Hospital

7.8 miles - 11 minutes

#### Lake Mead

30.5 miles - 44 minutes

#### Las Vegas Strip

21.6 miles - 27 minutes

#### McCarran Airport

24.6 miles - 31 minutes

#### Mount Charleston

11.5 miles - 14 minutes

#### Red Rock

24.4 miles - 32 minutes

## THE NUMBERS

#### Current List Price

\$385,000

#### Previous List Price

N/A

#### Original List Price

\$399,900 on 12-18-2014

#### Price/Sq. Ft.

\$101.16

#### Annual Taxes

\$2,873

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$39/month

#### HOA #1 Fee \$40/month

#### SID/LID Fees Yes

#### SID/LID Balance \$5,030

#### SID/LID Annual Fee \$791



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For more photos or information on 3725 Granada Gorge Lane, please visit:

<https://vegasdata.com/home-search/details/3725-Granada-Gorge-Lane-North-Las-Vegas-Nevada-89084/mls-1503242/>