



2256 SHADOW CANYON DR **MLS# 1210598**

SOLD
\$173,000
Sold on 05-14-2012
Bedrooms 3
Bathrooms 2
Full Baths 1
3/4 Baths 1
1/2 Baths 0
Stories 1
Living Area 1,610 sq. ft.
Lot Size 6,098 sq. ft.
Garages 2
Year Built 2006
List Date 12-14-2011



DESCRIPTION

This 1,610 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2256 Shadow Canyon Dr. The MLS number is 1210598 and the parcel number is 190-17-310-047. This listing became available on 12-14-2011 and was sold on 05-14-2012 for \$173,000. The full public address for this listing is 2256 Shadow Canyon Dr, Henderson, Nevada 89044.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Tile	Mature Landscaping, Rock/Gravel Landscaping, Shrubs, Water-Scaping, Fountain
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned, Water Filtering System	Spa No
Fireplaces 0	House Faces West
Interior Description	Views: Mountain View, Strip View
Shutters, Pot Shelves, Ceiling Fan(s)	Roof Description
Kitchen Description	Pitched, Tile
Tile Flooring, Walk-In Pantry, Pantry, Lighting Recessed, Breakfast Bar/Counter	Utility Information
Master Bedroom Description	Cable TV Wired, Underground Utilities
Ceiling Fan, Master Bedroom Separate From Other, Master Bedroom Downstairs, Master Bedroom Walk-In Closet	

THE NEIGHBORHOOD

Community

Community Name

Sun City Anthem

Age Restricted Yes

Gated No

Features & Amenities

Age Restricted, Clubhouse, Community Golf, Exercise Room, Community Spa, Security, Community Pool, Recreation Room, Management, Security (Could include Gated/GuardGated/Roving), Common Area Taxes

Schools

Elementary K-2

Othr

Elementary 3-5

Other

Middle School

Other

High School

Other

THE NUMBERS

Current List Price

\$173,000

Previous List Price

\$180,000 on 12-14-2011

Original List Price

\$188,800 on 12-14-2011

Price/Sq. Ft.

\$107.45

Annual Taxes

\$1,776

Short Sale Yes

Pre-Foreclosure No

Bank Owned No

Nearby

HOA Fees Yes

HOA #1 Fee \$275/quarter



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For more photos or information on 2256 Shadow Canyon Dr, please visit:

<https://vegadata.com/home-search/details/2256-Shadow-Canyon-Dr-Henderson-Nevada-89044/mls-1210598/>