



**2332 FRENCH ALPS AV** **MLS# 1227374**

<b>SOLD</b>
<b>\$550,000</b>
Sold on 04-30-2012
<b>Bedrooms 5</b>
<b>Bathrooms 5</b>
Full Baths 4
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 4,486 sq. ft.</b>
<b>Lot Size 8,276 sq. ft.</b>
<b>Garages 4</b>
<b>Year Built 2006</b>
<b>List Date 02-17-2012</b>



**DESCRIPTION**

This 4,486 square foot single family home features 5 bedrooms, 5 bathrooms and is situated on a 8,276 square foot (0.19 acre) lot. It is located in the community of Anthem in Henderson on 2332 French Alps Av. The MLS number is 1227374 and the parcel number is 190-19-810-091. This listing became available on 02-17-2012 and was sold on 04-30-2012 for \$550,000. The full public address for this listing is 2332 French Alps Av, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Hardwood, Marble/Stone	Drip Irrigation/Bubblers, Mature Landscaping, Synthetic Grass
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal, Microwave, Wine Refrigerator, Water Conditioner-Owned	<b>Spa Yes</b>
<b>Fireplaces 1</b>	<b>House Faces West</b>
Location: Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Alarm System-Owned, Blinds, Ceiling Fan(s), Window Coverings Throughout	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable TV Wired, Underground Utilities
Breakfast Bar/Counter, Granite Countertops, Island, Breakfast Nook (Eating Area), Walk-In Pantry, Lighting Recessed	
<b>Master Bedroom Description</b>	
Ceiling Fan, Master Bedroom Walk-In Closet, Master Bedroom Upstairs, Sitting Room	

## THE NEIGHBORHOOD

### Community

#### Community Name

Anthem

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

Basketball Courts, CCRs, Clubhouse, Country Club, Exercise Room, Guard Gated, Play Ground/Park, Community Pool, Management, Recreation Facilities, Common Area Taxes, Security (Could include Gated/GuardGated/Roving)

### Schools

#### Elementary K-2

Wallin Shirley

#### Elementary 3-5

Wallin Shirley

#### Middle School

Webb Del E

#### High School

Liberty

### Nearby

## THE NUMBERS

#### Current List Price

\$550,000

#### Previous List Price

\$559,900 on 02-17-2012

#### Original List Price

\$559,900 on 02-17-2012

#### Price/Sq. Ft.

\$122.60

#### Annual Taxes

\$5,324

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$723/quarter

#### SID/LID Fees Yes

SID/LID Balance \$14,237

SID/LID Annual Fee \$1,156



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