



2353 BLACK RIVER FALLS DR **MLS# 1284634**

SOLD
\$276,001
Sold on 02-15-2013

Bedrooms 2

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

Stories 1

Living Area 2,401 sq. ft.

Lot Size 9,148 sq. ft.

Garages 2

Year Built 2005

List Date 09-13-2012



DESCRIPTION

This 2,401 square foot single family home features 2 bedrooms, 2 bathrooms and is situated on a 9,148 square foot (0.21 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2353 Black River Falls Dr. The MLS number is 1284634 and the parcel number is 190-18-416-003. This listing became available on 09-13-2012 and was sold on 02-15-2013 for \$276,001. The full public address for this listing is 2353 Black River Falls Dr, Henderson, Nevada 89044.

THE DETAILS

Interior	Exterior
<p>Flooring Tile, Carpet</p>	<p>Landscaping Desert Landscaping, Shrubs, Rock/Gravel Landscaping</p>
<p>Appliances Dishwasher, Disposal, Water Filtering System, Water Conditioner- Owned, Microwave</p>	<p>Pool No</p>
<p>Fireplaces 0</p>	<p>Spa No</p>
<p>Interior Description Ceiling Fan(s), Blinds, Pot Shelves</p>	<p>House Faces East</p>
<p>Kitchen Description Tile Flooring, Granite Countertops, Walk-In Pantry, Island, Breakfast Bar/Counter</p>	<p>Roof Description Pitched, Tile, Composition Shingle</p>
<p>Master Bedroom Description Ceiling Fan, Master Bedroom Walk-In Closet, Master Bedroom Downstairs</p>	<p>Utility Information Cable Wired</p>

THE NEIGHBORHOOD

Community

Community Name

Sun City Anthem

Age Restricted Yes

Gated No

Features & Amenities

Age Restricted, Community Golf, Community Pool, Recreation Room, Tennis Courts, Clubhouse, CCRs, Ground Maintenance, Management

Schools

Elementary K-2

Other

Elementary 3-5

Other

Middle School

Other

High School

Other

Nearby

Hospital

St. Rose Dominican Hospital - Siena Campus

5.6 miles - 11 minutes

Lake Mead

19.2 miles - 30 minutes

Las Vegas Strip

17.4 miles - 24 minutes

McCarran Airport

12.6 miles - 23 minutes

Mount Charleston

39 miles - 43 minutes

Red Rock

33.2 miles - 44 minutes

THE NUMBERS

Current List Price

\$276,001

Previous List Price

\$269,800 on 09-13-2012

Original List Price

\$275,000 on 09-13-2012

Price/Sq. Ft.

\$114.95

Annual Taxes

\$2,477

Short Sale Yes

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$275/quarter

SID/LID Fees Yes

SID/LID Balance \$7,520

SID/LID Annual Fee \$757



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For more photos or information on 2353 Black River Falls Dr, please visit:

<https://vegasdata.com/home-search/details/2353-Black-River-Falls-Dr-Henderson-Nevada-89044/mls-1284634/>