



**2456 BLACK RIVER FALLS DR** **MLS# 1290054**

<b>SOLD</b>
<b>\$279,000</b>
Sold on 01-09-2013
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,836 sq. ft.</b>
<b>Lot Size 6,970 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2007</b>
<b>List Date 10-03-2012</b>



**DESCRIPTION**

This 1,836 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2456 Black River Falls Dr. The MLS number is 1290054 and the parcel number is 190-18-812-024. This listing became available on 10-03-2012 and was sold on 01-09-2013 for \$279,000. The full public address for this listing is 2456 Black River Falls Dr, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Tile	Drip Irrigation/Bubblers, Shrubs, Mature Landscaping, Desert Landscaping
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Central Vacuum	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	Views: City View, Mountain View
Shutters	<b>Roof Description</b>
<b>Kitchen Description</b>	Tile
Breakfast Bar/Counter, Island, Breakfast Nook (Eating Area), Pantry, Custom Cabinets	<b>Utility Information</b>
<b>Master Bedroom Description</b>	Underground Utilities, Cable TV Wired
Sitting Room, Master Bedroom Downstairs, 2 Master Bedroom's, Master Bedroom Walk-In Closet	

## THE NEIGHBORHOOD

### Community

#### Community Name

Sun City Anthem

#### Age Restricted Yes

Gated No

#### Features & Amenities

Age Restricted, CCRs, Country Club, Community Golf, Tennis Courts, Community Pool, Recreation Room, Recreation Facilities, Security (Could include Gated/GuardGated/Roving), Reserves, Common Area Taxes

### 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

\$279,000

#### Previous List Price

\$289,999 on 10-03-2012

#### Original List Price

\$294,999 on 10-03-2012

#### Price/Sq. Ft.

\$151.96

#### Annual Taxes

\$2,387

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$285/quarter



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