



**2216 DOGWOOD RANCH AVENUE**

**MLS# 1300448**

**SOLD**

**\$288,000**

Sold on 12-01-2014

**Bedrooms 3**

**Bathrooms 2**

Full Baths 2

3/4 Baths 0

1/2 Baths 0

**Stories 1**

**Living Area 1,950 sq. ft.**

**Lot Size 8,712 sq. ft.**

**Garages 3**

**Year Built 2004**

**List Date 11-08-2012**



**DESCRIPTION**

This 1,950 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 8,712 square foot (0.20 acre) lot. It is located in the community of Sunridge At Mac Donald Ranch in Henderson on 2216 Dogwood Ranch Avenue. The MLS number is 1300448 and the parcel number is 178-31-718-007.

This listing became available on 11-08-2012 and was sold on 12-01-2014 for \$288,000.

The full public address for this listing is 2216 Dogwood Ranch Avenue, Henderson, Nevada 89052.

**THE DETAILS**

**Interior**

**Flooring**

Carpet, Carpeting Throughout, Ceramic

**Appliances**

Dishwasher, Disposal, Microwave

**Fireplaces 1**

Location: Living Room

**Interior Description**

Drywall, Shutters

**Kitchen Description**

N/A

**Master Bedroom Description**

N/A

**Exterior**

**Landscaping**

Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping

**Pool Yes**

**Spa Yes**

**House Faces South**

**Roof Description**

Tile

**Utility Information**

Underground Utilities

## THE NEIGHBORHOOD

### Community

#### Community Name

Sunridge At Mac Donald Ranch

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

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

### Schools

#### Elementary K-2

Taylor Glen

#### Elementary 3-5

Taylor Glen

#### Middle School

Webb Del E

#### High School

Coronado High

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

3.5 miles - 9 minutes

#### Lake Mead

16.2 miles - 24 minutes

#### Las Vegas Strip

13.2 miles - 21 minutes

#### McCarran Airport

10.2 miles - 18 minutes

#### Mount Charleston

34.8 miles - 40 minutes

#### Red Rock

28.9 miles - 39 minutes

## THE NUMBERS

#### Current List Price

\$288,000

#### Previous List Price

N/A

#### Original List Price

\$218,500 on 11-08-2012

#### Price/Sq. Ft.

\$147.69

#### Annual Taxes

\$2,401

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$16/month

#### HOA #1 Fee \$54/month

#### SID/LID Fees Yes

#### SID/LID Balance \$298

#### SID/LID Annual Fee \$16



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