



**3061 MONROE PARK ROAD** **MLS# 1350048**

**SOLD**  
**\$244,900**  
Sold on 07-17-2013

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**Bedrooms 2**

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

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**Stories 1**

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**Living Area 1,632 sq. ft.**

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**Lot Size 9,148 sq. ft.**

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**Garages 2**

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**Year Built 2002**

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**List Date 05-28-2013**



**DESCRIPTION**

This 1,632 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 3061 Monroe Park Road. The MLS number is 1350048 and the parcel number is 191-11-713-027. This listing became available on 05-28-2013 and was sold on 07-17-2013 for \$244,900. The full public address for this listing is 3061 Monroe Park Road, Henderson, Nevada 89052.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping, Shrubs
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned, Water Filtering System	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	Views: Mountain View
Blinds, Ceiling Fan(s), Pot Shelves	<b>Roof Description</b>
<b>Kitchen Description</b>	Pitched, Tile
N/A	<b>Utility Information</b>
<b>Master Bedroom Description</b>	Cable TV Wired
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Sun City Anthem

#### Gated No

#### Features & Amenities

CCRs, Clubhouse, COMMUNITY Golf, COMMUNITY Pool, COMMUNITY Spa, Exercise Room, Recreation Room, Tennis, Management, Recreation Facilities

### Schools

#### Elementary K-2

Wallin Shirley

#### Elementary 3-5

Wallin Shirley

#### Middle School

Webb Del E

#### High School

Liberty

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

5.1 miles - 8 minutes

#### Lake Mead

20.1 miles - 29 minutes

#### Las Vegas Strip

15 miles - 22 minutes

#### McCarran Airport

14.9 miles - 19 minutes

#### Mount Charleston

36.1 miles - 38 minutes

#### Red Rock

30.2 miles - 39 minutes

## THE NUMBERS

#### Current List Price

\$244,900

#### Previous List Price

N/A

#### Original List Price

\$249,000 on 05-28-2013

#### Price/Sq. Ft.

\$150.06

#### Annual Taxes

\$1,888

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$275/quarter



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