



2309 RUE ROYALE STREET **MLS# 1350760**

| |
|----------------------------------|
| SOLD |
| \$269,000 |
| Sold on 08-23-2013 |
| Bedrooms 3 |
| Bathrooms 3 |
| Full Baths 2 |
| 3/4 Baths 0 |
| 1/2 Baths 1 |
| Stories 2 |
| Living Area 2,356 sq. ft. |
| Lot Size 7,405 sq. ft. |
| Garages 2 |
| Year Built 2012 |
| List Date 05-30-2013 |



DESCRIPTION

This 2,356 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in the community of Anthem in Henderson on 2309 Rue Royale Street. The MLS number is 1350760 and the parcel number is 190-19-711-018. This listing became available on 05-30-2013 and was sold on 08-23-2013 for \$269,000. The full public address for this listing is 2309 Rue Royale Street, Henderson, Nevada 89044.

THE DETAILS

| Interior | Exterior |
|--|---|
| Flooring | Landscaping |
| Carpet, Carpeting Throughout, Manmade wood or Laminate | Desert Landscaping, Drip Irrigation/Bubblers, Shrubs, Sprinkler Timer |
| Appliances | Pool No |
| Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave | Spa Yes |
| Fireplaces 0 | House Faces North |
| Interior Description | Views: City View, Mountain View |
| Ceiling Fan(s), Windows Coverings Throughout | Roof Description |
| Kitchen Description | Pitched |
| N/A | Utility Information |
| Master Bedroom Description | Underground Utilities |
| N/A | |

THE NEIGHBORHOOD

Community

Community Name

Anthem

Gated No

Features & Amenities

CCRs, Jogging, Not Age Restricted, Playground, Tennis, Management, Recreation Facilities, Reserves

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

8.9 miles - 14 minutes

Lake Mead

22.9 miles - 33 minutes

Las Vegas Strip

18.8 miles - 26 minutes

McCarran Airport

15.5 miles - 24 minutes

Mount Charleston

39.9 miles - 44 minutes

Red Rock

34 miles - 43 minutes

THE NUMBERS

Current List Price

\$269,000

Previous List Price

\$289,000 on 05-30-2013

Original List Price

\$309,999 on 05-30-2013

Price/Sq. Ft.

\$114.18

Annual Taxes

\$1,900

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$180/quarter

SID/LID Fees Yes

SID/LID Balance \$5,020

SID/LID Annual Fee \$300



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