



**2257 MONTFERRAT LANE** **MLS# 1351844**

<b>SOLD</b>
<b>\$340,000</b>
Sold on 08-15-2013
<b>Bedrooms 4</b>
<b>Bathrooms 4</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 3,022 sq. ft.</b>
<b>Lot Size 5,663 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2008</b>
<b>List Date 06-04-2013</b>



**DESCRIPTION**

This 3,022 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Anthem in Henderson on 2257 Montferrat Lane. The MLS number is 1351844 and the parcel number is 190-19-613-063. This listing became available on 06-04-2013 and was sold on 08-15-2013 for \$340,000. The full public address for this listing is 2257 Montferrat Lane, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Front Lawn, Rear Lawn
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	Views: Mountain View
None	<b>Roof Description</b>
<b>Kitchen Description</b>	Tile
N/A	<b>Utility Information</b>
<b>Master Bedroom Description</b>	Cable Wired
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Anthem

#### Gated No

#### Features & Amenities

CCRs, Management

### 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

9 miles - 15 minutes

#### Lake Mead

23 miles - 34 minutes

#### Las Vegas Strip

18.4 miles - 25 minutes

#### McCarran Airport

15.6 miles - 25 minutes

#### Mount Charleston

40 miles - 45 minutes

#### Red Rock

34.2 miles - 44 minutes

## THE NUMBERS

#### Current List Price

\$340,000

#### Previous List Price

N/A

#### Original List Price

\$344,999 on 06-04-2013

#### Price/Sq. Ft.

\$112.51

#### Annual Taxes

\$2,518

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$60/month

#### SID/LID Fees Yes

SID/LID Balance \$8,807

SID/LID Annual Fee \$8,807



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For more photos or information on 2257 Montferrat Lane, please visit:

<https://vegasdata.com/home-search/details/2257-Montferrat-Lane-Henderson-Nevada-89044/mls-1351844/>