



**1878 MESQUITE CANYON DRIVE** **MLS# 1354668**

<b>SOLD</b>
<b>\$175,000</b>
Sold on 12-02-2013
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,453 sq. ft.</b>
<b>Lot Size 5,227 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 1996</b>
<b>List Date 06-10-2013</b>



**DESCRIPTION**

This 1,453 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 5,227 square foot (0.12 acre) lot. It is located in the community of Green Valley Ranch in Henderson on 1878 Mesquite Canyon Drive. The MLS number is 1354668 and the parcel number is 178-20-514-016. This listing became available on 06-10-2013 and was sold on 12-02-2013 for \$175,000. The full public address for this listing is 1878 Mesquite Canyon Drive, Henderson, Nevada 89012.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout	Mature Landscaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces West</b>
Location: Living Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Blinds	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Green Valley Ranch

#### Gated No

#### Features & Amenities

CCRs, None

### Schools

#### Elementary K-2

Twitchell Neil C

#### Elementary 3-5

Vandenberg

#### Middle School

Miller Bob

#### High School

Coronado High

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

4 miles - 9 minutes

#### Lake Mead

12.1 miles - 17 minutes

#### Las Vegas Strip

13.1 miles - 17 minutes

#### McCarran Airport

10.1 miles - 13 minutes

#### Mount Charleston

35.5 miles - 36 minutes

#### Red Rock

28.8 miles - 35 minutes

## THE NUMBERS

#### Current List Price

\$175,000

#### Previous List Price

N/A

#### Original List Price

\$171,000 on 06-10-2013

#### Price/Sq. Ft.

\$120.44

#### Annual Taxes

\$1,260

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$98/quarter

HOA #1 Fee \$32/month

SID/LID Fees Yes

SID/LID Balance \$4,000

SID/LID Annual Fee \$4,000



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