



3051 FRIENDSHIP HILL CR **MLS# 1376553**

SOLD
\$260,000
Sold on 10-30-2013

Bedrooms 2

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

Stories 1

Living Area 1,585 sq. ft.

Lot Size 5,227 sq. ft.

Garages 2

Year Built 2003

List Date 08-23-2013



DESCRIPTION

This 1,585 square foot single family home features 2 bedrooms, 2 bathrooms and is situated on a 5,227 square foot (0.12 acre) lot. It is located in the community of Sun City Anthem in Henderson on 3051 Friendship Hill Cr. The MLS number is 1376553 and the parcel number is 191-13-113-096. This listing became available on 08-23-2013 and was sold on 10-30-2013 for \$260,000. The full public address for this listing is 3051 Friendship Hill Cr, Henderson, Nevada 89052.

THE DETAILS

Interior	Exterior
<p>Flooring Carpet, Carpeting Throughout, Ceramic</p>	<p>Landscaping Desert Landscaping</p>
<p>Appliances Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned</p>	<p>Pool No</p>
<p>Fireplaces 0</p>	<p>Spa No</p>
<p>Interior Description Ceiling Fan(s), Shutters</p>	<p>House Faces North Views: City View, Mountain View, Strip View</p>
<p>Kitchen Description N/A</p>	<p>Roof Description Tile</p>
<p>Master Bedroom Description N/A</p>	<p>Utility Information Underground Utilities</p>

THE NEIGHBORHOOD

Community

Community Name

Sun City Anthem

Age Restricted Yes

Gated No

Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Golf, COMMUNITY Pool, Exercise Room, Recreation Room, Security, Ground Maintenance, 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

5.7 miles - 10 minutes

Lake Mead

20.7 miles - 29 minutes

Las Vegas Strip

15.1 miles - 21 minutes

McCarran Airport

13 miles - 22 minutes

Mount Charleston

36.7 miles - 41 minutes

Red Rock

30.8 miles - 40 minutes

THE NUMBERS

Current List Price

\$260,000

Previous List Price

N/A

Original List Price

\$259,000 on 08-23-2013

Price/Sq. Ft.

\$164.04

Annual Taxes

\$1,616

Short Sale No**Pre-Foreclosure No****Bank Owned No****HOA Fees Yes**

HOA #1 Fee \$275/quarter



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For more photos or information on 3051 Friendship Hill Cr, please visit:

<https://vegasdata.com/home-search/details/3051-Friendship-Hill-Cr-Henderson-Nevada-89052/mls-1376553/>