



**2223 GARDEN CITY AVENUE** **MLS# 1377349**

<b>SOLD</b>
<b>\$279,900</b>
Sold on 02-21-2014
<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 2,190 sq. ft.</b>
<b>Lot Size 7,841 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2004</b>
<b>List Date 08-26-2013</b>



**DESCRIPTION**

This 2,190 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 7,841 square foot (0.18 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2223 Garden City Avenue. The MLS number is 1377349 and the parcel number is 191-13-314-053. This listing became available on 08-26-2013 and was sold on 02-21-2014 for \$279,900. The full public address for this listing is 2223 Garden City Avenue, Henderson, Nevada 89052.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Ceramic, Manmade wood or Laminate	Desert Landscaping, Drip Irrigation/Bubblers
<b>Appliances</b>	<b>Pool No</b>
N/A	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces East</b>
Location: Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Pitched, Tile
None	<b>Utility Information</b>
<b>Kitchen Description</b>	Above Ground Utilites
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Sun City Anthem

#### Age Restricted Yes

Gated No

#### Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Pool, COMMUNITY Spa, COMMUNITY Wall, 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

6.4 miles - 10 minutes

#### Lake Mead

20.6 miles - 30 minutes

#### Las Vegas Strip

15.8 miles - 21 minutes

#### McCarran Airport

13.2 miles - 21 minutes

#### Mount Charleston

37.5 miles - 41 minutes

#### Red Rock

31.5 miles - 40 minutes

## THE NUMBERS

#### Current List Price

\$279,900

#### Previous List Price

\$299,900 on 08-26-2013

#### Original List Price

\$319,900 on 08-26-2013

#### Price/Sq. Ft.

\$127.81

#### Annual Taxes

\$2,344

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned Yes

#### HOA Fees Yes

HOA #1 Fee \$275/quarter



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For more photos or information on 2223 Garden City Avenue, please visit:

<https://vegasdata.com/home-search/details/2223-Garden-City-Avenue-Henderson-Nevada-89052/mls-1377349/>