



**1564 RAVANUSA DRIVE** **MLS# 1378295**

|                                  |
|----------------------------------|
| <b>SOLD</b>                      |
| <b>\$420,000</b>                 |
| Sold on 10-15-2013               |
| <b>Bedrooms 5</b>                |
| <b>Bathrooms 3</b>               |
| Full Baths 3                     |
| 3/4 Baths 0                      |
| 1/2 Baths 0                      |
| <b>Stories 2</b>                 |
| <b>Living Area 2,855 sq. ft.</b> |
| <b>Lot Size 7,841 sq. ft.</b>    |
| <b>Garages 3</b>                 |
| <b>Year Built 2000</b>           |
| <b>List Date 08-29-2013</b>      |



**DESCRIPTION**

This 2,855 square foot single family home features 5 bedrooms, 3 bathrooms and is situated on a 7,841 square foot (0.18 acre) lot. It is located in the community of Seven Hills in Henderson on 1564 Ravanusa Drive. The MLS number is 1378295 and the parcel number is 191-02-816-018.

This listing became available on 08-29-2013 and was sold on 10-15-2013 for \$420,000. The full public address for this listing is 1564 Ravanusa Drive, Henderson, Nevada 89052.

**THE DETAILS**

| <b>Interior</b>   | <b>Exterior</b>   |
|---|---|
| <b>Flooring</b>   | <b>Landscaping</b>  |
| Carpet, Carpeting Throughout, Ceramic, Manmade wood or Laminate                                 | Drip Irrigation/Bubblers, Fountain, Front Lawn, Front Sprinkler System, Garden Area, Mature Landscaping, Rear Lawn, Sprinkler Timer |
| <b>Appliances</b>   | <b>Pool Yes</b>   |
| Refrigerator, Dishwasher, Disposal, Microwave   | <b>Spa Yes</b>  |
| <b>Fireplaces 1</b>   | <b>House Faces West</b>   |
| Location: Family Room   | Views: None   |
| <b>Interior Description</b>   | <b>Roof Description</b>   |
| Alarm System-Owned, Ceiling Fan(s), Drapes, Pot Shelves, Shutters, Windows Coverings Throughout | Tile  |
| <b>Kitchen Description</b>  | <b>Utility Information</b>  |
| N/A   | Cable Wired, Satellite Dish   |
| <b>Master Bedroom Description</b>   |   |
| N/A   |   |

## THE NEIGHBORHOOD

### Community

#### Community Name

Seven Hills

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Management

### Schools

#### Elementary K-2

Wolff Elise

#### Elementary 3-5

Wolff Elise

#### Middle School

Webb Del E

#### High School

Coronado High

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

2.8 miles - 6 minutes

#### Lake Mead

17.8 miles - 26 minutes

#### Las Vegas Strip

13.4 miles - 21 minutes

#### McCarran Airport

10.5 miles - 18 minutes

#### Mount Charleston

35 miles - 40 minutes

#### Red Rock

29.1 miles - 38 minutes

## THE NUMBERS

#### Current List Price

\$420,000

#### Previous List Price

N/A

#### Original List Price

\$420,000 on 08-29-2013

#### Price/Sq. Ft.

\$147.11

#### Annual Taxes

\$2,758

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$45/month

SID/LID Fees Yes

SID/LID Balance \$1,402

SID/LID Annual Fee \$83



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