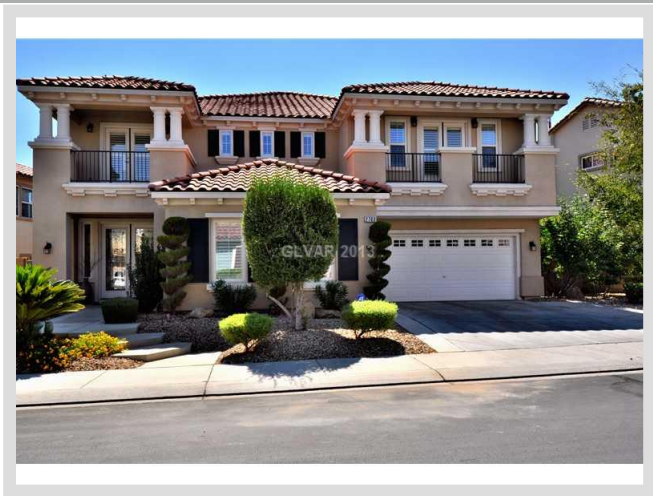




2703 BOTTICELLI DRIVE **MLS# 1380319**

SOLD
\$725,000
Sold on 12-02-2013
Bedrooms 5
Bathrooms 5
Full Baths 4
3/4 Baths 0
1/2 Baths 1
Stories 2
Living Area 4,497 sq. ft.
Lot Size 7,841 sq. ft.
Garages 3
Year Built 2002
List Date 09-06-2013



DESCRIPTION

This 4,497 square foot single family home features 5 bedrooms, 5 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 2703 Botticelli Drive. The MLS number is 1380319 and the parcel number is 177-36-416-031. This listing became available on 09-06-2013 and was sold on 12-02-2013 for \$725,000. The full public address for this listing is 2703 Botticelli Drive, Henderson, Nevada 89052.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic, Hardwood	Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned, Water Filtering System	Spa Yes
Fireplaces 1	House Faces North
Location: Living Room	Views: Golf Course View, Mountain View
Interior Description	Roof Description
Blinds, Ceiling Fan(s), Windows Coverings Throughout	Tile
Kitchen Description	Utility Information
N/A	Cable TV Wired, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Seven Hills

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Guard Gated, Security, Ground Maintenance, Management, Security(Couldinclude Gated/Guard Gated/Roving)

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

3.3 miles - 7 minutes

Lake Mead

18 miles - 27 minutes

Las Vegas Strip

13.6 miles - 21 minutes

McCarran Airport

10.6 miles - 18 minutes

Mount Charleston

35.2 miles - 40 minutes

Red Rock

29.2 miles - 39 minutes

THE NUMBERS

Current List Price

\$725,000

Previous List Price

\$789,900 on 09-06-2013

Original List Price

\$808,222 on 09-06-2013

Price/Sq. Ft.

\$161.22

Annual Taxes

\$4,868

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$130/month

SID/LID Fees Yes

SID/LID Balance \$1,572

SID/LID Annual Fee \$400



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