



**309 ISLAND REEF AVENUE** **MLS# 1380506**

<b>SOLD</b>
<b>\$183,000</b>
Sold on 10-21-2013
<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 1,820 sq. ft.</b>
<b>Lot Size 6,098 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 1998</b>
<b>List Date 09-05-2013</b>



**DESCRIPTION**

This 1,820 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Black Mountain Vistas in Henderson on 309 Island Reef Avenue. The MLS number is 1380506 and the parcel number is 178-24-713-013. This listing became available on 09-05-2013 and was sold on 10-21-2013 for \$183,000. The full public address for this listing is 309 Island Reef Avenue, Henderson, Nevada 89012.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Ceramic	<b>Landscaping</b> Front Lawn, Rock/Gravel Landscaping, Shrubs
<b>Appliances</b> Dishwasher, Disposal	<b>Pool No</b>
<b>Fireplaces 0</b>	<b>Spa No</b>
<b>Interior Description</b> Blinds	<b>House Faces South</b> Views: Mountain View
<b>Kitchen Description</b> N/A	<b>Roof Description</b> Tile
<b>Master Bedroom Description</b> N/A	<b>Utility Information</b> Cable TV Wired

## THE NEIGHBORHOOD

### Community

#### Community Name

Black Mountain Vistas

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Management

### Schools

#### Elementary K-2

Newton Ulis

#### Elementary 3-5

Newton Ulis

#### Middle School

Mannion Jack & Terry

#### High School

Foothill

### Nearby

#### Hospital

St. Rose Dominican Hospital - Rose de Lima Campus

3.2 miles - 9 minutes

#### Lake Mead

9.9 miles - 17 minutes

#### Las Vegas Strip

16.8 miles - 21 minutes

#### McCarran Airport

13.8 miles - 18 minutes

#### Mount Charleston

35.2 miles - 35 minutes

#### Red Rock

32.5 miles - 39 minutes

## THE NUMBERS

#### Current List Price

\$183,000

#### Previous List Price

\$170,000 on 09-05-2013

#### Original List Price

\$180,000 on 09-05-2013

#### Price/Sq. Ft.

\$100.55

#### Annual Taxes

\$1,396

#### NOD Date

05-28-2013

#### Short Sale Yes

#### Pre-Foreclosure Yes

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$41/month



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