



**2584 CALANQUES TERRACE** **MLS# 1381324**

<b>SOLD</b>
<b>\$380,000</b>
Sold on 11-12-2013
<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 3,800 sq. ft.</b>
<b>Lot Size 5,663 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2007</b>
<b>List Date 09-08-2013</b>



**DESCRIPTION**

This 3,800 square foot single family home features 5 bedrooms, 3 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Madeira Canyon in Henderson on 2584 Calanques Terrace. The MLS number is 1381324 and the parcel number is 190-20-210-009. This listing became available on 09-08-2013 and was sold on 11-12-2013 for \$380,000. The full public address for this listing is 2584 Calanques Terrace, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Drip Irrigation/Bubblers, Mature Landscaping, Rear Sprinkler System, Rock/Gravel Landscaping, Shrubs
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned, Water Filtering System	<b>Spa Yes</b>
<b>Fireplaces 0</b>	<b>House Faces West</b>
<b>Interior Description</b>	<b>Roof Description</b>
Blinds, Ceiling Fan(s), Drywall	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Madeira Canyon

#### Gated No

#### Features & Amenities

Basketball Courts, CCRs, Jogging, Playground, Tennis, Management

### 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

9.3 miles - 16 minutes

#### Lake Mead

23.3 miles - 34 minutes

#### Las Vegas Strip

19.2 miles - 28 minutes

#### McCarran Airport

15.9 miles - 26 minutes

#### Mount Charleston

40.3 miles - 46 minutes

#### Red Rock

34.4 miles - 45 minutes

## THE NUMBERS

#### Current List Price

\$380,000

#### Previous List Price

N/A

#### Original List Price

\$394,900 on 09-08-2013

#### Price/Sq. Ft.

\$100.00

#### Annual Taxes

\$2,823

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$135/quarter

#### SID/LID Fees Yes

SID/LID Balance \$10,087

SID/LID Annual Fee \$850



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