



2252 MONTFERRAT LANE **MLS# 1382603**

SOLD
\$352,000
Sold on 11-18-2013

Bedrooms 4

Bathrooms 4
Full Baths 3
3/4 Baths 0
1/2 Baths 1

Stories 2

Living Area 3,022 sq. ft.

Lot Size 7,405 sq. ft.

Garages 2

Year Built 2008

List Date 09-06-2013



DESCRIPTION

This 3,022 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in the community of Anthem in Henderson on 2252 Montferrat Lane. The MLS number is 1382603 and the parcel number is 190-19-613-075. This listing became available on 09-06-2013 and was sold on 11-18-2013 for \$352,000. The full public address for this listing is 2252 Montferrat Lane, Henderson, Nevada 89044.

THE DETAILS

Interior	Exterior
<p style="text-align: center;">Flooring</p> <p>Carpet, Carpeting Throughout, Ceramic</p>	<p style="text-align: center;">Landscaping</p> <p>Desert Landscaping, Rear Lawn, Rock/Gravel Landscaping, Shrubs, Sprinkler Timer</p>
<p style="text-align: center;">Appliances</p> <p>Refrigerator, Dishwasher, Disposal, Washer, Dryer</p>	<p style="text-align: center;">Pool No</p>
<p style="text-align: center;">Fireplaces 0</p>	<p style="text-align: center;">Spa No</p>
<p style="text-align: center;">Interior Description</p> <p>Blinds, Intercom</p>	<p style="text-align: center;">House Faces South</p>
<p style="text-align: center;">Kitchen Description</p> <p>N/A</p>	<p style="text-align: center;">Roof Description</p> <p>Tile</p>
<p style="text-align: center;">Master Bedroom Description</p> <p>N/A</p>	<p style="text-align: center;">Utility Information</p> <p>Underground Utilities</p>

THE NEIGHBORHOOD

Community

Community Name

Anthem

Gated No

Features & Amenities

CCRs, Not Age Restricted, Playground, 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

9.1 miles - 15 minutes

Lake Mead

23.1 miles - 34 minutes

Las Vegas Strip

18.5 miles - 26 minutes

McCarran Airport

15.7 miles - 25 minutes

Mount Charleston

40.1 miles - 46 minutes

Red Rock

34.2 miles - 45 minutes

THE NUMBERS

Current List Price

\$352,000

Previous List Price

N/A

Original List Price

\$347,888 on 09-06-2013

Price/Sq. Ft.

\$116.48

Annual Taxes

\$2,518

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$54/month

SID/LID Fees Yes

SID/LID Balance \$9,350

SID/LID Annual Fee \$545



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