



2352 CANYONVILLE DRIVE **MLS# 1502021**

SOLD
\$385,000
Sold on 09-09-2015
Bedrooms 3
Bathrooms 3
Full Baths 3
3/4 Baths 0
1/2 Baths 0
Stories 1
Casita Yes
Living Area 2,096 sq. ft.
Lot Size 7,405 sq. ft.
Garages 2
Year Built 2007
List Date 12-14-2014



DESCRIPTION

This 2,096 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2352 Canyonville Drive. The MLS number is 1502021 and the parcel number is 190-18-814-043. This listing became available on 12-14-2014 and was sold on 09-09-2015 for \$385,000. The full public address for this listing is 2352 Canyonville Drive, Henderson, Nevada 89044.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Fountain, Mature Landscaping, Shrubs, Synthetic Grass
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned	Spa No
Fireplaces 0	House Faces North
Interior Description	Views: Mountain View
Alarm System-Wired, Blinds, Ceiling Fan(s), Drywall	Roof Description
Kitchen Description	Pitched, Tile
N/A	Utility Information
Master Bedroom Description	Cable TV Wired, Cable Wired, Underground Utilities
N/A	

THE NEIGHBORHOOD

Community

Community Name

Sun City Anthem

Age Restricted Yes

Gated No

Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Golf, COMMUNITY Pool, Exercise Room, Ground Maintenance, Management, Recreation Facilities, Reserves

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

6.2 miles - 12 minutes

Lake Mead

20.4 miles - 30 minutes

Las Vegas Strip

16 miles - 24 minutes

McCarran Airport

13 miles - 21 minutes

Mount Charleston

37.6 miles - 44 minutes

Red Rock

31.7 miles - 43 minutes

THE NUMBERS

Current List Price

\$385,000

Previous List Price

\$399,999 on 12-14-2014

Original List Price

\$418,000 on 12-14-2014

Price/Sq. Ft.

\$183.68

Annual Taxes

\$2,778

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$275/quarter



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For more photos or information on 2352 Canyonville Drive, please visit:

<https://vegasdata.com/home-search/details/2352-Canyonville-Drive-Henderson-Nevada-89044/mls-1502021/>