



1540 VILLA RICA DRIVE **MLS# 1503035**

SOLD
\$2,300,000
Sold on 05-22-2015

Bedrooms 5

Bathrooms 6
Full Baths 2
3/4 Baths 3
1/2 Baths 1

Stories 2

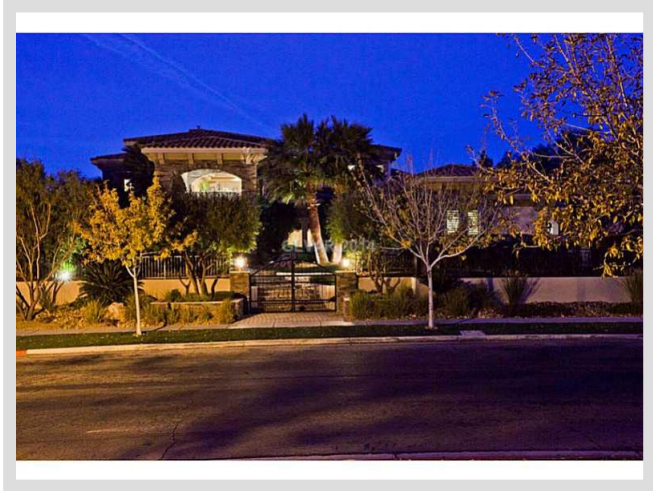
Living Area 7,731 sq. ft.

Lot Size 21,344 sq. ft.

Garages 5

Year Built 2002

List Date 12-17-2014



DESCRIPTION

This 7,731 square foot single family home features 5 bedrooms, 6 bathrooms and is situated on a 21,344 square foot (0.49 acre) lot. It is located in the community of Seven Hills in Henderson on 1540 Villa Rica Drive. The MLS number is 1503035 and the parcel number is 191-01-716-001. This listing became available on 12-17-2014 and was sold on 05-22-2015 for \$2,300,000. The full public address for this listing is 1540 Villa Rica Drive, Henderson, Nevada 89052.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Hardwood, Marble/Stone	Fountain, Front Sprinkler System, Mature Landscaping, Shrubs, Synthetic Grass
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Central Vacuum, Microwave, Water Conditioner-Owned, Wine Refrigerator	Spa Yes
Fireplaces 3	House Faces South
Location: Courtyard Patio, Family Room, Living Room	Views: City View, Golf Course View, Strip View
Interior Description	Roof Description
Alarm System-Owned, Blinds, Ceiling Fan(s), Drapes, Intercom, Shutters	Tile
Kitchen Description	Utility Information
N/A	Cable Wired, Satellite Dish, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Seven Hills

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Guard Gated, Jogging, Playground, Security, 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

3.8 miles - 9 minutes

Lake Mead

17.8 miles - 26 minutes

Las Vegas Strip

13.4 miles - 20 minutes

McCarran Airport

10.4 miles - 18 minutes

Mount Charleston

35 miles - 40 minutes

Red Rock

29 miles - 39 minutes

THE NUMBERS

Current List Price

\$2,300,000

Previous List Price

N/A

Original List Price

\$2,500,000 on 12-17-2014

Price/Sq. Ft.

\$297.50

Annual Taxes

\$13,335

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$295/month



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For more photos or information on 1540 Villa Rica Drive, please visit:

<https://vegassdata.com/home-search/details/1540-Villa-Rica-Drive-Henderson-Nevada-89052/mls-1503035/>