



2607 SAVANNAH SPRINGS AVENUE **MLS# 1505665**

SOLD
\$435,000
Sold on 07-21-2015
Bedrooms 2
Bathrooms 3
Full Baths 2
3/4 Baths 0
1/2 Baths 1
Stories 1
Living Area 3,172 sq. ft.
Lot Size 8,276 sq. ft.
Garages 3
Year Built 2005
List Date 01-06-2015



DESCRIPTION

This 3,172 square foot single family home features 2 bedrooms, 3 bathrooms and is situated on a 8,276 square foot (0.19 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2607 Savannah Springs Avenue. The MLS number is 1505665 and the parcel number is 190-18-314-051. This listing became available on 01-06-2015 and was sold on 07-21-2015 for \$435,000. The full public address for this listing is 2607 Savannah Springs Avenue, Henderson, Nevada 89052.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Shrubs
Appliances	Pool No
Dishwasher, Disposal, Microwave, Water Conditioner-Owned	Spa No
Fireplaces 1	House Faces North
Location: Family Room	Views: Mountain View
Interior Description	Roof Description
Alarm System-Owned, Blinds, Ceiling Fan(s), Shutters	Tile
Kitchen Description	Utility Information
N/A	Satellite Dish, Solar Screens, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Sun City Anthem

Age Restricted Yes

Gated No

Guard Gated Yes

Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Golf, COMMUNITY Pool, Exercise Room, Recreation Room, Security, Management, Recreation Facilities, Security(Couldinclude Gated/Guard Gated/Roving)

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

5.7 miles - 10 minutes

Lake Mead

19.9 miles - 28 minutes

Las Vegas Strip

15.5 miles - 22 minutes

McCarran Airport

12.5 miles - 19 minutes

Mount Charleston

37.1 miles - 42 minutes

Red Rock

31.2 miles - 40 minutes

THE NUMBERS

Current List Price

\$435,000

Previous List Price

\$460,000 on 01-06-2015

Original List Price

\$525,000 on 01-06-2015

Price/Sq. Ft.

\$137.14

Annual Taxes

\$3,637

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$275/quarter

SID/LID Fees Yes

SID/LID Balance \$5,907

SID/LID Annual Fee \$176



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<https://vegadata.com/home-search/details/2607-Savannah-Springs-Avenue-Henderson-Nevada-89052/mls-1505665/>