



**2493 BLACK RIVER FALLS DRIVE** **MLS# 1567022**

**SOLD**  
**\$355,000**  
Sold on 02-26-2016

---

**Bedrooms 2**

---

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

---

**Stories 1**

---

**Living Area 2,096 sq. ft.**

---

**Lot Size 7,405 sq. ft.**

---

**Garages 2**

---

**Year Built 2006**

---

**List Date 08-20-2015**



**DESCRIPTION**

This 2,096 square foot single family home features 2 bedrooms, 2 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 2493 Black River Falls Drive. The MLS number is 1567022 and the parcel number is 190-18-813-012. This listing became available on 08-20-2015 and was sold on 02-26-2016 for \$355,000. The full public address for this listing is 2493 Black River Falls Drive, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Concrete, Concrete Slab	Desert Landscaping, Rock/Gravel Landscaping, Shrubs
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Water Conditioner-Owned	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	<b>Roof Description</b>
Ceiling Fan(s), Shutters	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Breakfast Bar/Counter, Breakfast Nook/Eating Area, Granite Countertops, Island, Pantry, Tile Flooring	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Sun City Anthem

#### Age Restricted Yes

Gated No

#### Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Pool, COMMUNITY Spa, Exercise Room, Recreation Room, Management

### Schools

#### Elementary K-2

Wallin Shirley

#### Elementary 3-5

Wallin Shirley

#### Middle School

Webb Del E

#### High School

Liberty

### Nearby

## THE NUMBERS

#### Current List Price

\$355,000

#### Previous List Price

\$375,000 on 08-20-2015

#### Original List Price

\$375,000 on 08-20-2015

#### Price/Sq. Ft.

\$169.37

#### Annual Taxes

\$2,527

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$275/quarter



Listing courtesy of Di Redman Wolfgram at Windermere Anthem Hills. The data relating to real estate for sale on this web site comes in part from the INTERNET DATA EXCHANGE Program of the Greater Las Vegas Association of REALTORS® MLS. Real estate listings held by brokerage firms other than this site owner are marked with the IDX logo. GLVAR deems information reliable but not guaranteed. Copyright 2019 of the Greater Las Vegas Association of REALTORS® MLS. All rights reserved.

For more photos or information on 2493 Black River Falls Drive, please visit:

<https://vegasdata.com/home-search/details/2493-Black-River-Falls-Drive-Henderson-Nevada-89044/mls-1567022/>