



**1763 CLEAR RIVER FALLS LANE** **MLS# 1567353**

|                                  |
|----------------------------------|
| <b>SOLD</b>                      |
| <b>\$400,000</b>                 |
| Sold on 02-05-2016               |
| <b>Bedrooms 6</b>                |
| <b>Bathrooms 4</b>               |
| Full Baths 3                     |
| 3/4 Baths 0                      |
| 1/2 Baths 1                      |
| <b>Stories 2</b>                 |
| <b>Living Area 3,388 sq. ft.</b> |
| <b>Lot Size 7,405 sq. ft.</b>    |
| <b>Garages 3</b>                 |
| <b>Year Built 2005</b>           |
| <b>List Date 08-24-2015</b>      |



**DESCRIPTION**

This 3,388 square foot single family home features 6 bedrooms, 4 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in the community of Green Valley in Henderson on 1763 Clear River Falls Lane. The MLS number is 1567353 and the parcel number is 178-21-223-001. This listing became available on 08-24-2015 and was sold on 02-05-2016 for \$400,000. The full public address for this listing is 1763 Clear River Falls Lane, Henderson, Nevada 89012.

**THE DETAILS**

| <b>Interior</b>   | <b>Exterior</b>   |
|---|---|
| <b>Flooring</b>   | <b>Landscaping</b>  |
| Carpet, Carpeting Throughout, Ceramic   | Desert Landscaping, Front Sprinkler System, Rear Sprinkler System |
| <b>Appliances</b>   | <b>Pool Yes</b>   |
| Dishwasher, Disposal, Washer, Dryer, Microwave                                | <b>Spa Yes</b>  |
| <b>Fireplaces 1</b>   | <b>House Faces North</b>  |
| Location: Living Room   | <b>Roof Description</b>   |
| <b>Interior Description</b>   | Tile  |
| Ceiling Fan(s), Drywall   | <b>Utility Information</b>  |
| <b>Kitchen Description</b>  | Underground Utilities   |
| Breakfast Bar/Counter, Granite Countertops, Island, Lighting Recessed, Pantry |   |
| <b>Master Bedroom Description</b>   |   |
| N/A   |   |

## THE NEIGHBORHOOD

### Community

**Community Name**

Green Valley

**Gated No****Features & Amenities**

None, Management

### Schools

**Elementary K-2**

Vanderberg John

**Elementary 3-5**

Vandenberg

**Middle School**

Miller Bob

**High School**

Coronado High

### Nearby

## THE NUMBERS

**Current List Price**

\$400,000

**Previous List Price**

\$419,000 on 08-24-2015

**Original List Price**

\$425,000 on 08-24-2015

**Price/Sq. Ft.**

\$118.06

**Annual Taxes**

\$3,157

**Short Sale No****Pre-Foreclosure No****Bank Owned No****HOA Fees Yes**

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For more photos or information on 1763 Clear River Falls Lane, please visit:

<https://vegasdata.com/home-search/details/1763-Clear-River-Falls-Lane-Henderson-Nevada-89012/mls-1567353/>