



**2226 SHADOW CANYON DRIVE** **MLS# 1586369**

<b>SOLD</b>
<b>\$285,000</b>
Sold on 02-12-2016
<b>Bedrooms 2</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,610 sq. ft.</b>
<b>Lot Size 5,663 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2006</b>
<b>List Date 11-04-2015</b>



**DESCRIPTION**

This 1,610 square foot single family home features 2 bedrooms, 2 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2226 Shadow Canyon Drive. The MLS number is 1586369 and the parcel number is 190-17-310-016. This listing became available on 11-04-2015 and was sold on 02-12-2016 for \$285,000. The full public address for this listing is 2226 Shadow Canyon Drive, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	<b>Roof Description</b>
Alarm System-Owned, Ceiling Fan(s), Shutters, Windows Coverings Throughout	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Breakfast Bar/Counter, Granite Countertops	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, Basketball Courts, CCRs, Clubhouse, COMMUNITY Golf, COMMUNITY Pool, COMMUNITY Wall, Exercise Room, Insurance, 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

5.8 miles - 12 minutes

#### Lake Mead

19.3 miles - 31 minutes

#### Las Vegas Strip

17.5 miles - 27 minutes

#### McCarran Airport

12.9 miles - 25 minutes

#### Mount Charleston

39.4 miles - 45 minutes

#### Red Rock

31.4 miles - 46 minutes

## THE NUMBERS

#### Current List Price

\$285,000

#### Previous List Price

\$294,900 on 11-04-2015

#### Original List Price

\$294,900 on 11-04-2015

#### Price/Sq. Ft.

\$177.02

#### Annual Taxes

\$1,983

#### 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 2226 Shadow Canyon Drive, please visit:

<https://vegasdata.com/home-search/details/2226-Shadow-Canyon-Drive-Henderson-Nevada-89044/mls-1586369/>