



305 VIA DI CITTA DRIVE **MLS# 1589277**

SOLD
\$274,500
Sold on 01-13-2016
Bedrooms 3
Bathrooms 3
Full Baths 2
3/4 Baths 1
1/2 Baths 0
Stories 1
Casita Yes
Living Area 1,720 sq. ft.
Lot Size 6,534 sq. ft.
Garages 2
Year Built 2006
List Date 11-17-2015



DESCRIPTION

This 1,720 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,534 square foot (0.15 acre) lot. It is located in the community of Tuscany in Henderson on 305 Via Di Citta Drive. The MLS number is 1589277 and the parcel number is 160-32-313-162. This listing became available on 11-17-2015 and was sold on 01-13-2016 for \$274,500. The full public address for this listing is 305 Via Di Citta Drive, Henderson, Nevada 89011.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Hardwood	Drip Irrigation/Bubblers, Front Sprinkler System, Fruit Tree(s), Rock/Gravel Landscaping
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Washer, Dryer	Spa No
Fireplaces 1	House Faces East
Location: Family Room	Roof Description
Interior Description	Tile
Blinds, Ceiling Fan(s), Drapes, Shutters, Windows Coverings Throughout	Utility Information
Kitchen Description	Underground Utilities
Breakfast Bar/Counter, Hardwood Flooring	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Tuscany

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Clubhouse, COMMUNITY Golf, COMMUNITY Pool, COMMUNITY Wall, Guard Gated, Jogging, Recreation Room, Recreation Facilities, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Sewell Ct

Elementary 3-5

Sewell Ct

Middle School

Brown B Mahlon

High School

Basic Tech Trade

Nearby

Hospital

St. Rose Dominican Hospital - Rose de Lima Campus

3.3 miles - 8 minutes

Lake Mead

6 miles - 10 minutes

Las Vegas Strip

20 miles - 28 minutes

McCarran Airport

10 miles - 22 minutes

Mount Charleston

49.4 miles - 55 minutes

Red Rock

35.1 miles - 45 minutes

THE NUMBERS

Current List Price

\$274,500

Previous List Price

N/A

Original List Price

\$284,500 on 11-17-2015

Price/Sq. Ft.

\$159.59

Annual Taxes

\$1,761

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

HOA #1 Fee \$175/month



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For more photos or information on 305 Via Di Citta Drive, please visit:

<https://vegasdata.com/home-search/details/305-Via-Di-Citta-Drive-Henderson-Nevada-89011/mls-1589277/>