



**2405 RUE ROYALE STREET** **MLS# 2024224**

**SOLD**  
**\$312,000**  
Sold on 12-03-2018

---

**Bedrooms 3**

---

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

---

**Stories 2**

---

**Living Area 2,090 sq. ft.**

---

**Lot Size 3,920 sq. ft.**

---

**Garages 2**

---

**Year Built 2009**

---

**List Date 08-20-2018**



**DESCRIPTION**

This 2,090 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,920 square foot (0.09 acre) lot. It is located in the community of Madeira Canyon in Henderson on 2405 Rue Royale Street. The MLS number is 2024224 and the parcel number is 190-19-710-014. This listing became available on 08-20-2018 and was sold on 12-03-2018 for \$312,000. The full public address for this listing is 2405 Rue Royale Street, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Ceramic, Linoleum/Vinyl, Manmade wood or Laminate	Desert Landscaping, Drip Irrigation/Bubblers, Synthetic Grass
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Energy Star Appliances, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	<b>Roof Description</b>
Blinds, Ceiling Fan(s), Window Coverings Partial	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Granite Countertops, Lighting Recessed, Pantry, Stainless Steel Appliances, Tile Flooring	Cable TV Wired, Cat 5 Wired
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Madeira Canyon

#### Gated No

#### Features & Amenities

CCRs, COMMUNITY Wall, Park, Common Area Taxes, Management

### 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

9 miles - 16 minutes

#### Lake Mead

22.1 miles - 36 minutes

#### Las Vegas Strip

18.4 miles - 26 minutes

#### McCarran Airport

14.7 miles - 27 minutes

#### Mount Charleston

59.7 miles - 74 minutes

#### Red Rock

34.2 miles - 45 minutes

## THE NUMBERS

#### Current List Price

\$312,000

#### Previous List Price

\$332,500 on 08-20-2018

#### Original List Price

\$335,000 on 08-20-2018

#### Price/Sq. Ft.

\$149.28

#### Annual Taxes

\$1,871

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$145/quarter

#### SID/LID Fees Yes

SID/LID Balance \$3,446

SID/LID Annual Fee \$600



Listing courtesy of Marie T Cling at Urban Nest Realty. 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 2405 Rue Royale Street, please visit: <https://vegasdata.com/home-search/details/2405-Rue-Royale-Street-Henderson-Nevada-89044/mls-2024224/>