



**2548 CITRUS GARDEN CR** **MLS# 1229847**

**SOLD**  
**\$140,000**  
Sold on 04-13-2012

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**Bedrooms 3**

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

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**Stories 1**

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**Living Area 1,470 sq. ft.**

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**Lot Size 4,792 sq. ft.**

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**Garages 2**

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**Year Built 1999**

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**List Date 02-28-2012**



**DESCRIPTION**

This 1,470 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 4,792 square foot (0.11 acre) lot. It is located in the community of Green Valley Ranch in Las Vegas on 2548 Citrus Garden Cr. The MLS number is 1229847 and the parcel number is 178-19-411-044. This listing became available on 02-28-2012 and was sold on 04-13-2012 for \$140,000. The full public address for this listing is 2548 Citrus Garden Cr, Las Vegas, Nevada 89052.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Carpet, Linoleum/Vinyl	<b>Landscaping</b> Rear Lawn, Desert Landscaping, Shrubs, Drip Irrigation/Bubblers
<b>Appliances</b> Refrigerator, Dishwasher, Disposal, Washer, Dryer	<b>Pool No</b>
<b>Fireplaces 0</b>	<b>Spa No</b>
<b>Interior Description</b> Blinds	<b>House Faces West</b>
<b>Kitchen Description</b> Breakfast Bar/Counter	<b>Roof Description</b> Tile
<b>Master Bedroom Description</b> Master Bedroom Walk-In Closet	<b>Utility Information</b> Underground Utilities

## THE NEIGHBORHOOD

### Community

#### Community Name

Green Valley Ranch

#### Gated Yes

#### Features & Amenities

Gated, CCRs, Management, Security (Could include Gated/GuardGated/Roving)

### Schools

#### Elementary K-2

Taylor Glen

#### Elementary 3-5

Taylor Glen

#### Middle School

Miller Bob

#### High School

Coronado High

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

2.8 miles - 6 minutes

#### Lake Mead

14 miles - 19 minutes

#### Las Vegas Strip

11.8 miles - 16 minutes

#### McCarran Airport

8.8 miles - 13 minutes

#### Mount Charleston

33.4 miles - 36 minutes

#### Red Rock

27.4 miles - 34 minutes

## THE NUMBERS

#### Current List Price

\$140,000

#### Previous List Price

N/A

#### Original List Price

\$140,000 on 02-28-2012

#### Price/Sq. Ft.

\$95.24

#### Annual Taxes

\$1,468

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$47/month

HOA #1 Fee \$123/quarter



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