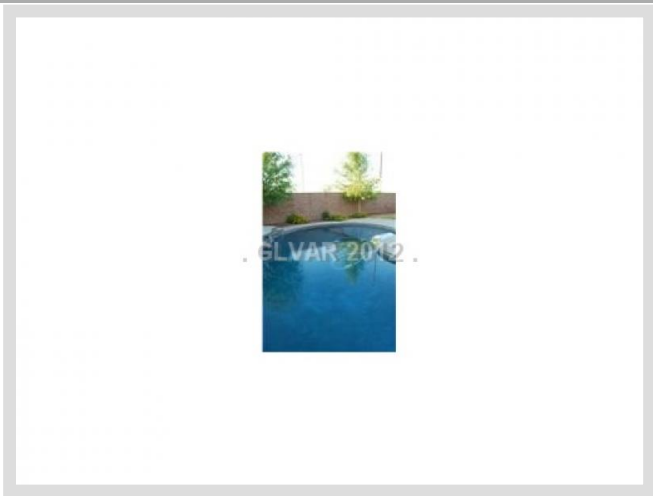




**5806 CALANAS AVENUE** **MLS# 1230316**

<b>SOLD</b>
<b>\$296,000</b>
Sold on 12-20-2013
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 0
<b>Stories 2</b>
<b>Living Area 2,441 sq. ft.</b>
<b>Lot Size 6,098 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2002</b>
<b>List Date 02-29-2012</b>



**DESCRIPTION**

This 2,441 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 5806 Calanas Avenue. The MLS number is 1230316 and the parcel number is 176-36-319-005. This listing became available on 02-29-2012 and was sold on 12-20-2013 for \$296,000. The full public address for this listing is 5806 Calanas Avenue, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Linoleum/Vinyl	Front Sprinkler System
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer	<b>Spa Yes</b>
<b>Fireplaces 1</b>	<b>House Faces East</b>
Location: Great Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
None	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated No

#### Features & Amenities

CCRs, Management

### Schools

#### Elementary K-2

Frias Charles & Phyllis

#### Elementary 3-5

Frias Charles & Phyllis

#### Middle School

Canarelli Lawrence & Heidi

#### High School

Sierra Vista High

### Nearby

#### Hospital

St. Rose Dominican Hospital - San Martín Campus

7.9 miles - 14 minutes

#### Lake Mead

23.9 miles - 34 minutes

#### Las Vegas Strip

11.2 miles - 17 minutes

#### McCarran Airport

11.5 miles - 18 minutes

#### Mount Charleston

32.8 miles - 37 minutes

#### Red Rock

21.7 miles - 32 minutes

## THE NUMBERS

#### Current List Price

\$296,000

#### Previous List Price

\$160,000 on 02-29-2012

#### Original List Price

\$160,000 on 02-29-2012

#### Price/Sq. Ft.

\$121.26

#### Annual Taxes

\$2,400

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$55/month

#### SID/LID Fees Yes

SID/LID Balance \$2,892

SID/LID Annual Fee \$239



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