



5616 SHADOW BEND DR **MLS# 1286572**

SOLD	
\$396,601	
Sold on 02-27-2013	
Bedrooms	4
Bathrooms	4
Full Baths	3
3/4 Baths	0
1/2 Baths	1
Stories	2
Living Area	3,085 sq. ft.
Lot Size	5,663 sq. ft.
Garages	2
Year Built	2012
List Date	09-17-2012



DESCRIPTION

This 3,085 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Summerlin in Las Vegas on 5616 Shadow Bend Dr. The MLS number is 1286572 and the parcel number is 164-25-410-221. This listing became available on 09-17-2012 and was sold on 02-27-2013 for \$396,601. The full public address for this listing is 5616 Shadow Bend Dr, Las Vegas, Nevada 89135.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Tile	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Sprinkler Timer, Shrubs
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Microwave	Spa No
Fireplaces 0	House Faces North
Interior Description	Roof Description
Drywall	Tile, Pitched, Cool Roof/Radiant Barrier
Kitchen Description	Utility Information
Granite Countertops, Breakfast Bar/Counter, Island, Breakfast Nook (Eating Area), Tile Flooring, Lighting Recessed, Walk-In Pantry	Underground Utilities, Cable Wired, Cable TV Wired
Master Bedroom Description	
Master Bedroom Walk-In Closet, Master Bedroom Upstairs, Master Bedroom Separate From Other, Balcony	

THE NEIGHBORHOOD

Community

Community Name

Summerlin

Gated No

Features & Amenities

CCRs, Play Ground/Park, Community Pool, Jogging Trail, Management, Recreation Facilities, Ground Maintenance

Schools

Elementary K-2

Batterman Kathy

Elementary 3-5

Batterman Kathy

Middle School

Fertitta Frank & Victoria

High School

Durango

Nearby

Hospital

Southern Hills Hospital & Medical Center

3.1 miles - 8 minutes

Lake Mead

29.5 miles - 35 minutes

Las Vegas Strip

14.1 miles - 20 minutes

McCarran Airport

14.3 miles - 19 minutes

Mount Charleston

22 miles - 28 minutes

Red Rock

11.5 miles - 21 minutes

THE NUMBERS

Current List Price

\$396,601

Previous List Price

N/A

Original List Price

\$382,480 on 09-17-2012

Price/Sq. Ft.

\$128.56

Annual Taxes

\$3,830

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$43/month

HOA #1 Fee \$26/month

SID/LID Fees Yes

SID/LID Balance \$7,664

SID/LID Annual Fee \$858



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