



5647 SHADOW BEND DRIVE **MLS# 1310417**

SOLD
\$459,556
Sold on 06-18-2013
Bedrooms 4
Bathrooms 3
Full Baths 2
3/4 Baths 0
1/2 Baths 1
Stories 2
Living Area 2,800 sq. ft.
Lot Size 6,098 sq. ft.
Garages 2
Year Built 2013
List Date 12-28-2012



DESCRIPTION

This 2,800 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Summerlin in Las Vegas on 5647 Shadow Bend Drive. The MLS number is 1310417 and the parcel number is 164-25-410-245. This listing became available on 12-28-2012 and was sold on 06-18-2013 for \$459,556. The full public address for this listing is 5647 Shadow Bend Drive, Las Vegas, Nevada 89135.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner-Loope	Spa No
Fireplaces 0	House Faces North
Interior Description	Roof Description
Drywall	Cool Roof/Radiant Barrier, Pitched, Tile
Kitchen Description	Utility Information
N/A	Cable TV Wired, Cable Wired, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Summerlin

Gated No

Features & Amenities

CCRs, COMMUNITY Pool, Jogging, Playground, Ground Maintenance, Management, Recreation Facilities

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

29.4 miles - 35 minutes

Las Vegas Strip

14 miles - 20 minutes

McCarran Airport

14.2 miles - 19 minutes

Mount Charleston

22 miles - 28 minutes

Red Rock

11.4 miles - 21 minutes

THE NUMBERS

Current List Price

\$459,556

Previous List Price

N/A

Original List Price

\$392,718 on 12-28-2012

Price/Sq. Ft.

\$164.13

Annual Taxes

\$3,930

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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