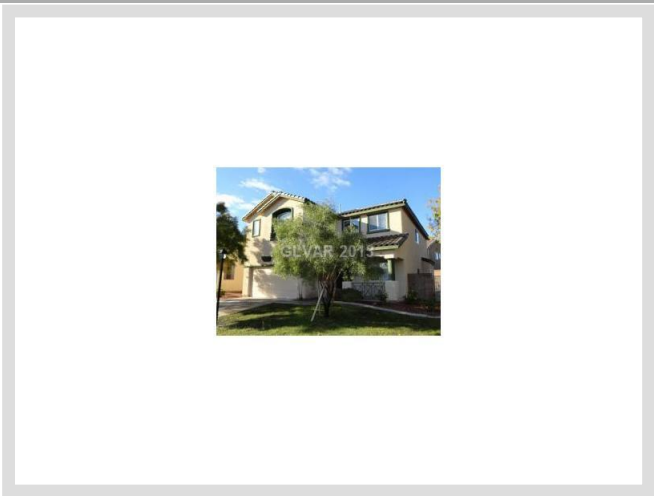




11097 MONTAGNE MARRON BOULEVARD **MLS# 1310742**

SOLD
\$253,000
Sold on 03-31-2014
Bedrooms 4
Bathrooms 3
Full Baths 2
3/4 Baths 1
1/2 Baths 0
Stories 2
Living Area 2,616 sq. ft.
Lot Size 5,227 sq. ft.
Garages 2
Year Built 2001
List Date 01-02-2013



DESCRIPTION

This 2,616 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 5,227 square foot (0.12 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 11097 Montagne Marron Boulevard. The MLS number is 1310742 and the parcel number is 176-36-314-017. This listing became available on 01-02-2013 and was sold on 03-31-2014 for \$253,000. The full public address for this listing is 11097 Montagne Marron Boulevard, Las Vegas, Nevada 89141.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Compost Area/Bin, Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Garden Area, Rear Lawn
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Microwave	Spa No
Fireplaces 1	House Faces East
Location: Family Room	Views: Park/Greenbelt View
Interior Description	Roof Description
Blinds, Ceiling Fan(s)	Tile
Kitchen Description	Utility Information
N/A	Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Southern Highlands

Gated Yes

Guard Gated Yes

Features & Amenities

Gated, Management, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Frias Charles & Phyllis

Elementary 3-5

Frias Charles & Phyllis

Middle School

Tarkanian

High School

Desert Oasis

Nearby

Hospital

St. Rose Dominican Hospital - San Martín Campus

8.1 miles - 15 minutes

Lake Mead

23.7 miles - 33 minutes

Las Vegas Strip

11.5 miles - 17 minutes

McCarran Airport

11.3 miles - 18 minutes

Mount Charleston

33.1 miles - 37 minutes

Red Rock

21.7 miles - 33 minutes

THE NUMBERS

Current List Price

\$253,000

Previous List Price

\$260,000 on 01-02-2013

Original List Price

\$309,000 on 01-02-2013

Price/Sq. Ft.

\$96.71

Annual Taxes

\$1,596

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$75/quarter

HOA #1 Fee \$45/month



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For more photos or information on 11097 Montagne Marron Boulevard, please visit:

<https://vegasdata.com/home-search/details/11097-Montagne-Marron-Boulevard-Las-Vegas-Nevada-89141/mls-1310742/>