



**3202 TOWNSEND HALL COURT** **MLS# 1375560**

<b>SOLD</b>
<b>\$245,000</b>
Sold on 10-09-2013
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,610 sq. ft.</b>
<b>Lot Size 6,534 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2000</b>
<b>List Date 08-21-2013</b>



**DESCRIPTION**

This 1,610 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,534 square foot (0.15 acre) lot. It is located in the community of Summerlin in Las Vegas on 3202 Townsend Hall Court. The MLS number is 1375560 and the parcel number is 164-12-814-022. This listing became available on 08-21-2013 and was sold on 10-09-2013 for \$245,000. The full public address for this listing is 3202 Townsend Hall Court, Las Vegas, Nevada 89135.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Mature Landscaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave	<b>Spa Yes</b>
<b>Fireplaces 1</b>	<b>House Faces North</b>
Location: Living Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Accessibility, Alarm System-Rented, Blinds, Ceiling Fan(s), Pot Shelves, Window Coverings Partial	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Summerlin

#### Gated No

#### Features & Amenities

CCRs, Clubhouse, COMMUNITY Pool, None

### Schools

#### Elementary K-2

Ober Dvorre & Hal

#### Elementary 3-5

Ober Dvorre & Hal

#### Middle School

Fertitta Frank & Victoria

#### High School

Palo Verde

### Nearby

#### Hospital

Summerlin Hospital Medical Center

4 miles - 9 minutes

#### Lake Mead

32.1 miles - 36 minutes

#### Las Vegas Strip

9.8 miles - 20 minutes

#### McCarran Airport

16.9 miles - 20 minutes

#### Mount Charleston

19.3 miles - 24 minutes

#### Red Rock

8.4 miles - 17 minutes

## THE NUMBERS

#### Current List Price

\$245,000

#### Previous List Price

N/A

#### Original List Price

\$249,900 on 08-21-2013

#### Price/Sq. Ft.

\$152.17

#### Annual Taxes

\$1,475

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

HOA #1 Fee \$43/month

SID/LID Balance \$1,194

SID/LID Annual Fee \$255



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