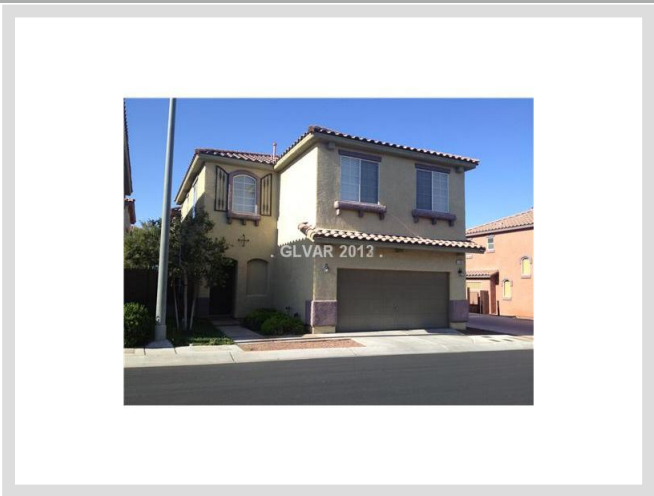




**3742 SANUCCI COURT** **MLS# 1375587**

<b>SOLD</b>
<b>\$189,900</b>
Sold on 07-09-2014
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 1,748 sq. ft.</b>
<b>Lot Size 3,049 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2003</b>
<b>List Date 08-21-2013</b>



**DESCRIPTION**

This 1,748 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,049 square foot (0.07 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 3742 Sanucci Court. The MLS number is 1375587 and the parcel number is 177-32-212-100. This listing became available on 08-21-2013 and was sold on 07-09-2014 for \$189,900. The full public address for this listing is 3742 Sanucci Court, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b> Carpet, Carpeting Throughout	<b>Landscaping</b> Desert Landscaping
<b>Appliances</b> Disposal	<b>Pool No</b>
<b>Fireplaces 0</b>	<b>Spa No</b>
<b>Interior Description</b> None	<b>House Faces West</b>
<b>Kitchen Description</b> N/A	<b>Roof Description</b> Pitched, Tile
<b>Master Bedroom Description</b> N/A	<b>Utility Information</b> Cable TV Wired

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Management

### Schools

#### Elementary K-2

Stuckey Evelyn

#### Elementary 3-5

Stuckey Evelyn

#### Middle School

Tarkanian

#### High School

Desert Pines

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

7.6 miles - 13 minutes

#### Lake Mead

20.8 miles - 31 minutes

#### Las Vegas Strip

9.7 miles - 14 minutes

#### McCarran Airport

10.1 miles - 15 minutes

#### Mount Charleston

31.3 miles - 34 minutes

#### Red Rock

25.4 miles - 33 minutes

## THE NUMBERS

#### Current List Price

\$189,900

#### Previous List Price

\$194,900 on 08-21-2013

#### Original List Price

\$199,999 on 08-21-2013

#### Price/Sq. Ft.

\$108.64

#### Annual Taxes

\$1,064

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$30/month

SID/LID Fees Yes

SID/LID Balance \$1,864

SID/LID Annual Fee \$340



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