



**3841 WOODSEN BEND DRIVE** **MLS# 1375733**

<b>SOLD</b>
<b>\$566,500</b>
Sold on 09-25-2013
<b>Bedrooms 4</b>
<b>Bathrooms 4</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 1
<b>Stories 2</b>
<b>Living Area 3,474 sq. ft.</b>
<b>Lot Size 11,326 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2002</b>
<b>List Date 08-21-2013</b>



**DESCRIPTION**

This 3,474 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 11,326 square foot (0.26 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 3841 Woodsen Bend Drive. The MLS number is 1375733 and the parcel number is 191-06-713-003. This listing became available on 08-21-2013 and was sold on 09-25-2013 for \$566,500. The full public address for this listing is 3841 Woodsen Bend Drive, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Manmade wood or Laminate	Drip Irrigation/Bubblers, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal, Water Conditioner-Owned	<b>Spa No</b>
<b>Fireplaces 2</b>	<b>House Faces North</b>
Location: Courtyard Patio, Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Pitched, Tile
Alarm System-Owned, Shutters	<b>Utility Information</b>
<b>Kitchen Description</b>	All Electric, Cable TV Wired
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Clubhouse, Country Club, COMMUNITY Golf, Guard Gated, Water Scaping, None

### Schools

#### Elementary K-2

Frias Charles & Phyllis

#### Elementary 3-5

Frias Charles & Phyllis

#### Middle School

Tarkanian

#### High School

Sierra Vista High

### Nearby

#### Hospital

St. Rose Dominican Hospital - Siena Campus

6.9 miles - 13 minutes

#### Lake Mead

21.9 miles - 32 minutes

#### Las Vegas Strip

11 miles - 17 minutes

#### McCarran Airport

11.4 miles - 18 minutes

#### Mount Charleston

32.6 miles - 37 minutes

#### Red Rock

24.6 miles - 38 minutes

## THE NUMBERS

#### Current List Price

\$566,500

#### Previous List Price

N/A

#### Original List Price

\$575,000 on 08-21-2013

#### Price/Sq. Ft.

\$163.07

#### Annual Taxes

\$5,692

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$55/month

#### HOA #1 Fee \$357/month

#### SID/LID Fees Yes

#### SID/LID Balance \$6,027

#### SID/LID Annual Fee \$607



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For more photos or information on 3841 Woodsen Bend Drive, please visit:

<https://vegasdata.com/home-search/details/3841-Woodsen-Bend-Drive-Las-Vegas-Nevada-89141/mls-1375733/>