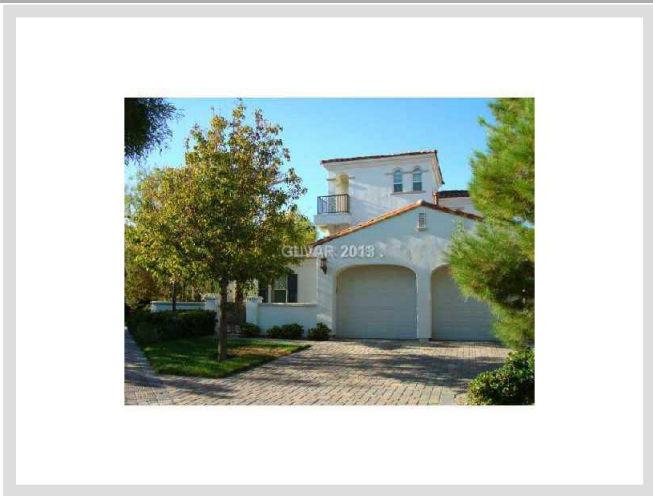




11757 MAGNOLIA PARK COURT **MLS# 1379122**

SOLD
\$618,000
Sold on 09-13-2013
Bedrooms 3
Bathrooms 4
Full Baths 3
3/4 Baths 0
1/2 Baths 1
Stories 3
Living Area 3,381 sq. ft.
Lot Size 6,970 sq. ft.
Garages 2
Year Built 2002
List Date 08-30-2013



DESCRIPTION

This 3,381 square foot single family home features 3 bedrooms, 4 bathrooms and is situated on a 6,970 square foot (0.16 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 11757 Magnolia Park Court. The MLS number is 1379122 and the parcel number is 191-05-314-010. This listing became available on 08-30-2013 and was sold on 09-13-2013 for \$618,000. The full public address for this listing is 11757 Magnolia Park Court, Las Vegas, Nevada 89141.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Marble/Stone	Drip Irrigation/Bubblers, Mature Landscaping, Shrubs
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Microwave	Spa No
Fireplaces 3	House Faces East
Location: Courtyard Patio, Great Room, Master Bedroom	Views: Golf Course View
Interior Description	Roof Description
Atrium(s)	Tile
Kitchen Description	Utility Information
N/A	Cable TV Wired, Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Southern Highlands

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Country Club, Guard Gated, Security, Ground Maintenance, Management, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Stuckey Evelyn

Elementary 3-5

Stuckey Evelyn

Middle School

Tarkanian

High School

Desert Oasis

Nearby

Hospital

St. Rose Dominican Hospital - Siena Campus

6.3 miles - 11 minutes

Lake Mead

21.3 miles - 31 minutes

Las Vegas Strip

13.1 miles - 18 minutes

McCarran Airport

13 miles - 18 minutes

Mount Charleston

34.2 miles - 37 minutes

Red Rock

28.3 miles - 35 minutes

THE NUMBERS

Current List Price

\$618,000

Previous List Price

N/A

Original List Price

\$618,000 on 08-30-2013

Price/Sq. Ft.

\$182.79

Annual Taxes

\$4,130

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$457/month

SID/LID Fees Yes

SID/LID Balance \$4,168

SID/LID Annual Fee \$830



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