



**2252 TIMBER ROSE DRIVE** **MLS# 1379249**

**SOLD**  
**\$428,500**  
Sold on 03-31-2014

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**Bedrooms 4**

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**Bathrooms 3**  
Full Baths 3  
3/4 Baths 0  
1/2 Baths 0

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**Stories 2**

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**Living Area 3,128 sq. ft.**

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**Lot Size 8,276 sq. ft.**

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**Garages 3**

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**Year Built 1998**

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**List Date 09-01-2013**



**DESCRIPTION**

This 3,128 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 8,276 square foot (0.19 acre) lot. It is located in the community of Summerlin in Las Vegas on 2252 Timber Rose Drive. The MLS number is 1379249 and the parcel number is 138-19-117-007. This listing became available on 09-01-2013 and was sold on 03-31-2014 for \$428,500. The full public address for this listing is 2252 Timber Rose Drive, Las Vegas, Nevada 89134.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Rear Lawn, Rear Sprinkler System, Shrubs
<b>Appliances</b>	<b>Pool Yes</b>
Dishwasher, Disposal, Microwave	<b>Spa Yes</b>
<b>Fireplaces 1</b>	<b>House Faces South</b>
Location: Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Alarm System-Wired, Blinds, Ceiling Fan(s)	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable Wired
N/A	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Summerlin

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, COMMUNITY Wall, Guard Gated, Jogging, Playground, Common Area Taxes, Ground Maintenance, Management, Security(Couldinclude Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Lummis William

#### Elementary 3-5

Lummis William

#### Middle School

Becker

#### High School

Palo Verde

### Nearby

#### Hospital

Summerlin Hospital Medical Center

2 miles - 6 minutes

#### Lake Mead

30.9 miles - 36 minutes

#### Las Vegas Strip

15.2 miles - 20 minutes

#### McCarran Airport

18.2 miles - 24 minutes

#### Mount Charleston

17.5 miles - 20 minutes

#### Red Rock

9.8 miles - 18 minutes

## THE NUMBERS

#### Current List Price

\$428,500

#### Previous List Price

\$435,000 on 09-01-2013

#### Original List Price

\$435,000 on 09-01-2013

#### Price/Sq. Ft.

\$136.99

#### Annual Taxes

\$3,426

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$47/month

HOA #1 Fee \$142/month

SID/LID Fees Yes



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For more photos or information on 2252 Timber Rose Drive, please visit:

<https://vegasdata.com/home-search/details/2252-Timber-Rose-Drive-Las-Vegas-Nevada-89134/mls-1379249/>