



**11241 CAMPANILE STREET** **MLS# 1383372**

<b>SOLD</b>	
<b>\$290,000</b>	
Sold on 01-24-2014	
<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>3</b>
Full Baths	3
3/4 Baths	0
1/2 Baths	0
<b>Stories</b>	<b>2</b>
<b>Living Area</b>	<b>2,923 sq. ft.</b>
<b>Lot Size</b>	<b>5,227 sq. ft.</b>
<b>Garages</b>	<b>2</b>
<b>Year Built</b>	<b>2004</b>
<b>List Date</b>	<b>09-16-2013</b>



**DESCRIPTION**

This 2,923 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 5,227 square foot (0.12 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 11241 Campanile Street. The MLS number is 1383372 and the parcel number is 177-31-815-048. This listing became available on 09-16-2013 and was sold on 01-24-2014 for \$290,000. The full public address for this listing is 11241 Campanile Street, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Ceramic, Manmade wood or Laminate	Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Sprinkler System, Shrubs, Sprinkler Timer, Water-Scaping
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces South</b>
Location: Family Room	Views: None
<b>Interior Description</b>	<b>Roof Description</b>
Blinds, Ceiling Fan(s), Window Coverings Partial	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated No

#### Guard Gated Yes

#### Features & Amenities

Basketball Courts, CCRs, Playground, Tennis, 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

7.2 miles - 12 minutes

#### Lake Mead

22.2 miles - 31 minutes

#### Las Vegas Strip

10.5 miles - 16 minutes

#### McCarran Airport

10.9 miles - 16 minutes

#### Mount Charleston

32.1 miles - 35 minutes

#### Red Rock

23.5 miles - 35 minutes

## THE NUMBERS

#### Current List Price

\$290,000

#### Previous List Price

\$279,900 on 09-16-2013

#### Original List Price

\$279,900 on 09-16-2013

#### Price/Sq. Ft.

\$99.21

#### Annual Taxes

\$1,949

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

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

#### HOA #1 Fee \$38/month

#### SID/LID Fees Yes

#### SID/LID Balance \$2,009

#### SID/LID Annual Fee \$364



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