



**2200 FAWN RIDGE STREET** **MLS# 1404004**

<b>SOLD</b>
<b>\$396,000</b>
Sold on 02-21-2014
<b>Bedrooms 3</b>
<b>Bathrooms 3</b>
Full Baths 2
3/4 Baths 1
1/2 Baths 0
<b>Stories 2</b>
<b>Living Area 2,547 sq. ft.</b>
<b>Lot Size 6,098 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 1996</b>
<b>List Date 12-01-2013</b>



**DESCRIPTION**

This 2,547 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Summerlin in Las Vegas on 2200 Fawn Ridge Street. The MLS number is 1404004 and the parcel number is 137-24-517-010. This listing became available on 12-01-2013 and was sold on 02-21-2014 for \$396,000. The full public address for this listing is 2200 Fawn Ridge Street, Las Vegas, Nevada 89134.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Marble/Stone	Drip Irrigation/Bubblers, Front Lawn, Mature Landscaping, Rear Lawn, Shrubs, Synthetic Grass
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal, Microwave, Water Conditioner- Owned, Water Filtering System	<b>Spa Yes</b>
<b>Fireplaces 2</b>	<b>House Faces West</b>
Location: Family Room, Master Bedroom	Views: Mountain View, Strip View
<b>Interior Description</b>	<b>Roof Description</b>
Ceiling Fan(s), Shutters	Pitched, 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

Summerlin

#### Gated Yes

#### Features & Amenities

CCRs, COMMUNITY Wall, Gated, Jogging, Not Age Restricted, Water Scaping, Common Area Taxes, Insurance, Management, Reserves

### Schools

#### Elementary K-2

Staton Ethel

#### Elementary 3-5

Stanton Ethel

#### Middle School

Rogich Sig

#### High School

Palo Verde

### Nearby

#### Hospital

Summerlin Hospital Medical Center

2 miles - 5 minutes

#### Lake Mead

31.6 miles - 36 minutes

#### Las Vegas Strip

15.9 miles - 20 minutes

#### McCarran Airport

18.9 miles - 24 minutes

#### Mount Charleston

18.2 miles - 19 minutes

#### Red Rock

10.1 miles - 17 minutes

## THE NUMBERS

#### Current List Price

\$396,000

#### Previous List Price

\$434,900 on 12-01-2013

#### Original List Price

\$434,900 on 12-01-2013

#### Price/Sq. Ft.

\$155.48

#### Annual Taxes

\$2,952

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$47/month

HOA #1 Fee \$65/month

SID/LID Fees Yes



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