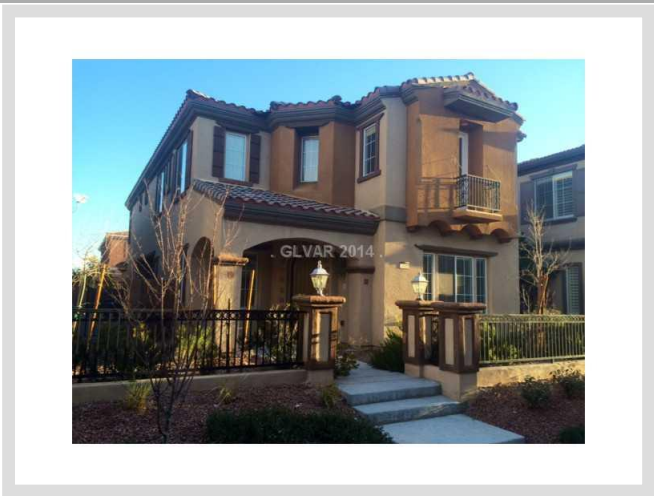




2426 GRANADA BLUFF COURT **MLS# 1451286**

SOLD
\$425,000
Sold on 07-29-2014
Bedrooms 3
Bathrooms 3
Full Baths 2
3/4 Baths 0
1/2 Baths 1
Stories 2
Living Area 3,158 sq. ft.
Lot Size 3,920 sq. ft.
Garages 3
Year Built 2006
List Date 06-03-2014



DESCRIPTION

This 3,158 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 3,920 square foot (0.09 acre) lot. It is located in the community of Summerlin in Las Vegas on 2426 Granada Bluff Court. The MLS number is 1451286 and the parcel number is 164-02-813-056. This listing became available on 06-03-2014 and was sold on 07-29-2014 for \$425,000. The full public address for this listing is 2426 Granada Bluff Court, Las Vegas, Nevada 89135.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Rear Sprinkler System, Rock/Gravel Landscaping, Side(s)Sprinkler System
Appliances	Pool No
Dishwasher, Disposal, Microwave	Spa No
Fireplaces 1	House Faces South
Location: Living Room	Roof Description
Interior Description	Tile
Blinds, Ceiling Fan(s)	Utility Information
Kitchen Description	Underground Utilities
N/A	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Summerlin

Gated Yes

Guard Gated Yes

Features & Amenities

CCRs, Clubhouse, COMMUNITY Pool, Exercise Room, Guard Gated, Guest Parking, Tennis, Ground Maintenance, Recreation Facilities, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Goolsby Judy & John

Elementary 3-5

Goolsby Judy & John

Middle School

Rogich Sig

High School

Palo Verde

Nearby

Hospital

Summerlin Hospital Medical Center

3.8 miles - 10 minutes

Lake Mead

32.9 miles - 36 minutes

Las Vegas Strip

11 miles - 19 minutes

McCarran Airport

17.7 miles - 20 minutes

Mount Charleston

17.8 miles - 22 minutes

Red Rock

6.2 miles - 13 minutes

THE NUMBERS

Current List Price

\$425,000

Previous List Price

\$455,000 on 06-03-2014

Original List Price

\$455,000 on 06-03-2014

Price/Sq. Ft.

\$134.58

Annual Taxes

\$3,370

Short Sale Yes

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$43/month

HOA #1 Fee \$195/month

SID/LID Fees Yes

SID/LID Balance \$4,000

SID/LID Annual Fee \$672



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For more photos or information on 2426 Granada Bluff Court, please visit:

<https://vegasdata.com/home-search/details/2426-Granada-Bluff-Court-Las-Vegas-Nevada-89135/mls-1451286/>