



2955 AMERICAN RIVER LANE **MLS# 1504626**

SOLD
\$1,250,000
Sold on 03-06-2015
Bedrooms 5
Bathrooms 6
Full Baths 4
3/4 Baths 1
1/2 Baths 1
Stories 2
Casita Yes
Living Area 4,248 sq. ft.
Lot Size 15,682 sq. ft.
Garages 3
Year Built 2003
List Date 12-31-2014



DESCRIPTION

This 4,248 square foot single family home features 5 bedrooms, 6 bathrooms and is situated on a 15,682 square foot (0.36 acre) lot. It is located in the community of Summerlin in Las Vegas on 2955 American River Lane. The MLS number is 1504626 and the parcel number is 164-12-312-065. This listing became available on 12-31-2014 and was sold on 03-06-2015 for \$1,250,000. The full public address for this listing is 2955 American River Lane, Las Vegas, Nevada 89135.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic, Hardwood	Desert Landscaping, Drip Irrigation/Bubblers, Fountain, Rock/Gravel Landscaping, Shrubs
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Central Vacuum, Microwave, Water Conditioner-Owned, Water Filtering System	Spa Yes
Fireplaces 3	House Faces East
Location: Bedroom, Family Room, Master Bedroom	Roof Description
Interior Description	Composition Shingle, Pitched
Alarm System-Owned, Blinds, Ceiling Fan(s), Intercom, Shutters	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, Gated, Guard Gated, Ground Maintenance, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Ober Dvorre & Hal

Elementary 3-5

Ober Dvorre & Hal

Middle School

Fertitta Frank & Victoria

High School

Palo Verde

Nearby

Hospital

Summerlin Hospital Medical Center

4.3 miles - 9 minutes

Lake Mead

32.2 miles - 36 minutes

Las Vegas Strip

10.3 miles - 20 minutes

McCarran Airport

17 miles - 20 minutes

Mount Charleston

18.8 miles - 24 minutes

Red Rock

7.9 miles - 17 minutes

THE NUMBERS

Current List Price

\$1,250,000

Previous List Price

N/A

Original List Price

\$1,299,000 on 12-31-2014

Price/Sq. Ft.

\$294.26

Annual Taxes

\$7,348

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$43/month

HOA #1 Fee \$325/month

SID/LID Fees Yes

SID/LID Balance \$2,512

SID/LID Annual Fee \$675



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For more photos or information on 2955 American River Lane, please visit:

<https://vegasdata.com/home-search/details/2955-American-River-Lane-Las-Vegas-Nevada-89135/mls-1504626/>