



**4139 ABERNETHY FOREST PLACE** **MLS# 1567908**

<b>SOLD</b>
<b>\$560,000</b>
Sold on 11-06-2015
<b>Bedrooms 5</b>
<b>Bathrooms 5</b>
Full Baths 1
3/4 Baths 3
1/2 Baths 1
<b>Stories 2</b>
<b>Basement Yes</b>
<b>Living Area 5,266 sq. ft.</b>
<b>Lot Size 9,148 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2004</b>
<b>List Date 08-26-2015</b>



**DESCRIPTION**

This 5,266 square foot single family home features 5 bedrooms, 5 bathrooms and is situated on a 9,148 square foot (0.21 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 4139 Abernethy Forest Place. The MLS number is 1567908 and the parcel number is 177-31-813-010. This listing became available on 08-26-2015 and was sold on 11-06-2015 for \$560,000. The full public address for this listing is 4139 Abernethy Forest Place, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Marble/Stone	Mature Landscaping
<b>Appliances</b>	<b>Pool Yes</b>
Refrigerator, Dishwasher, Disposal	<b>Spa Yes</b>
<b>Fireplaces 3</b>	<b>House Faces East</b>
Location: Courtyard Patio, Living Room, Master Bath	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Alarm System-Owned, Blinds, Ceiling Fan(s)	<b>Utility Information</b>
<b>Kitchen Description</b>	Cable Wired, Underground Utilities
Breakfast Bar/Counter, Garden Window, Granite Countertops, Island, Tile Flooring	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

CCRs, Guard Gated, Playground, Management, 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

## THE NUMBERS

#### Current List Price

\$560,000

#### Previous List Price

\$599,000 on 08-26-2015

#### Original List Price

\$599,000 on 08-26-2015

#### Price/Sq. Ft.

\$106.34

#### Annual Taxes

\$4,126

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$55/month

HOA #1 Fee \$89/month

SID/LID Fees Yes

SID/LID Balance \$3,231

SID/LID Annual Fee \$410



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