



**3663 CHERBOURG AVENUE** **MLS# 1583586**

<b>SOLD</b>
<b>\$215,000</b>
Sold on 12-15-2015
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,606 sq. ft.</b>
<b>Lot Size 4,792 sq. ft.</b>
<b>Garages 2</b>
<b>Year Built 2002</b>
<b>List Date 10-25-2015</b>



**DESCRIPTION**

This 1,606 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 4,792 square foot (0.11 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 3663 Cherbourg Avenue. The MLS number is 1583586 and the parcel number is 177-32-312-017. This listing became available on 10-25-2015 and was sold on 12-15-2015 for \$215,000. The full public address for this listing is 3663 Cherbourg Avenue, Las Vegas, Nevada 89141.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Front Lawn, Mature Landscaping
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
Breakfast Bar/Counter, Tile Countertops, Tile Flooring	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Southern Highlands

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Jogging, Recreation Facilities

### 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

4.5 miles - 12 minutes

#### Lake Mead

25.3 miles - 31 minutes

#### Las Vegas Strip

9.7 miles - 15 minutes

#### McCarran Airport

8.7 miles - 11 minutes

#### Mount Charleston

47.2 miles - 51 minutes

#### Red Rock

25.4 miles - 34 minutes

## THE NUMBERS

#### Current List Price

\$215,000

#### Previous List Price

N/A

#### Original List Price

\$206,000 on 10-25-2015

#### Price/Sq. Ft.

\$133.87

#### Annual Taxes

\$1,339

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$60/month

HOA #1 Fee \$50/month

SID/LID Fees Yes

SID/LID Balance \$1,506

SID/LID Annual Fee \$215



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