



11259 CAMPANILE STREET **MLS# 1585153**

SOLD
\$355,000
Sold on 01-08-2016

Bedrooms 4

Bathrooms 3
Full Baths 2
3/4 Baths 1
1/2 Baths 0

Stories 2

Living Area 3,201 sq. ft.

Lot Size 5,227 sq. ft.

Garages 2

Year Built 2004

List Date 11-01-2015



DESCRIPTION

This 3,201 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 5,227 square foot (0.12 acre) lot. It is located in the community of Southern Highlands in Las Vegas on 11259 Campanile Street. The MLS number is 1585153 and the parcel number is 177-31-815-051. This listing became available on 11-01-2015 and was sold on 01-08-2016 for \$355,000. The full public address for this listing is 11259 Campanile Street, Las Vegas, Nevada 89141.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic, Marble/Stone, Linoleum/Vinyl	Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Sprinkler System, Shrubs, Sprinkler Timer
Appliances	Pool Yes
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned	Spa Yes
Fireplaces 1	House Faces South
Location: Family Room	Roof Description
Interior Description	Tile
Alarm System-Wired, Blinds, Ceiling Fan(s), Shutters	Utility Information
Kitchen Description	Cable TV Wired, Underground Utilities
Breakfast Bar/Counter, Granite Countertops, Island, Lighting Recessed, Tile Flooring	
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Southern Highlands

Gated No

Guard Gated Yes

Features & Amenities

Basketball Courts, CCRs, Jogging, Playground, Security, Tennis, Landscape Maintenance, Management, Security(Could include Gated/Guard Gated/Roving)

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

7.2 miles - 14 minutes

Lake Mead

26.1 miles - 33 minutes

Las Vegas Strip

10.5 miles - 16 minutes

McCarran Airport

11.1 miles - 18 minutes

Mount Charleston

32.1 miles - 34 minutes

Red Rock

23.1 miles - 36 minutes

THE NUMBERS

Current List Price

\$355,000

Previous List Price

\$399,900 on 11-01-2015

Original List Price

\$399,900 on 11-01-2015

Price/Sq. Ft.

\$110.90

Annual Taxes

\$2,417

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$60/month

HOA #1 Fee \$38/month

SID/LID Fees Yes

SID/LID Balance \$1,279



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