



**3509 AUBURN SHADOW STREET** **MLS# 1585999**

**SOLD**  
**\$299,000**  
Sold on 05-06-2016

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**Bedrooms 3**

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

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**Stories 1**

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**Living Area 2,276 sq. ft.**

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**Lot Size 6,534 sq. ft.**

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**Garages 3**

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**Year Built 2001**

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**List Date 11-04-2015**



**DESCRIPTION**

This 2,276 square foot single family home features 3 bedrooms, 3 bathrooms and is situated on a 6,534 square foot (0.15 acre) lot. It is located in the community of Shadow Hills in Las Vegas on 3509 Auburn Shadow Street. The MLS number is 1585999 and the parcel number is 137-12-715-021. This listing became available on 11-04-2015 and was sold on 05-06-2016 for \$299,000. The full public address for this listing is 3509 Auburn Shadow Street, Las Vegas, Nevada 89129.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Front Lawn, Front Sprinkler System, Shrubs
<b>Appliances</b>	<b>Pool No</b>
Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 1</b>	<b>House Faces East</b>
Location: Family Room	<b>Roof Description</b>
<b>Interior Description</b>	Tile
Ceiling Fan(s), Shutters	<b>Utility Information</b>
<b>Kitchen Description</b>	Underground Utilities
Breakfast Bar/Counter, Granite Countertops, Lighting Recessed, Tile Flooring	
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Shadow Hills

#### Gated Yes

#### Features & Amenities

CCRs, Clubhouse, COMMUNITY Pool, COMMUNITY Spa, Exercise Room, Gated, Management, Recreation Facilities

### Schools

#### Elementary K-2

Conners Eileen

#### Elementary 3-5

Conners Eileen

#### Middle School

Leavitt Justice Myron E

#### High School

Centennial

### Nearby

## THE NUMBERS

#### Current List Price

\$299,000

#### Previous List Price

\$320,000 on 11-04-2015

#### Original List Price

\$320,000 on 11-04-2015

#### Price/Sq. Ft.

\$131.37

#### Annual Taxes

\$2,229

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$49/month

HOA #1 Fee \$24/month



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