



**2016 ROYAL GARDENS PLACE** **MLS# 1352842**

<b>SOLD</b>
<b>\$305,000</b>
Sold on 11-05-2013
<b>Bedrooms 4</b>
<b>Bathrooms 3</b>
Full Baths 3
3/4 Baths 0
1/2 Baths 0
<b>Stories 2</b>
<b>Living Area 3,084 sq. ft.</b>
<b>Lot Size 6,098 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2006</b>
<b>List Date 06-01-2013</b>



**DESCRIPTION**

This 3,084 square foot single family home features 4 bedrooms, 3 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Aliante in North Las Vegas on 2016 Royal Gardens Place. The MLS number is 1352842 and the parcel number is 124-21-112-037. This listing became available on 06-01-2013 and was sold on 11-05-2013 for \$305,000. The full public address for this listing is 2016 Royal Gardens Place, North Las Vegas, Nevada 89084.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Synthetic Grass
<b>Appliances</b>	<b>Pool Yes</b>
Dishwasher, Disposal, Microwave, Water Conditioner-Owned	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces South</b>
<b>Interior Description</b>	<b>Roof Description</b>
Alarm System-Owned, Blinds, Drapes	Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Aliante

#### Gated Yes

#### Guard Gated Yes

#### Features & Amenities

Gated, Management, Security(Couldinclude Gated/Guard Gated/Roving)

### Schools

#### Elementary K-2

Goynes Theron H & Naomi D

#### Elementary 3-5

Goynes Theron H & Naomi D

#### Middle School

Cram Brian & Teri

#### High School

Legacy

### Nearby

#### Hospital

Centennial Hills Hospital

7.7 miles - 12 minutes

#### Lake Mead

30.1 miles - 43 minutes

#### Las Vegas Strip

21.2 miles - 26 minutes

#### McCarran Airport

24.2 miles - 30 minutes

#### Mount Charleston

11.4 miles - 15 minutes

#### Red Rock

24.3 miles - 33 minutes

## THE NUMBERS

#### Current List Price

\$305,000

#### Previous List Price

\$315,000 on 06-01-2013

#### Original List Price

\$291,200 on 06-01-2013

#### Price/Sq. Ft.

\$98.90

#### Annual Taxes

\$3,007

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

#### Master Plan Fee \$39/month

#### HOA #1 Fee \$39/month

#### HOA #2 Fee \$39/month

#### SID/LID Fees Yes

#### SID/LID Balance \$5,449

#### SID/LID Annual Fee \$754



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