



2524 SHORE BIRD AVENUE **MLS# 1501735**

SOLD
\$216,650
Sold on 02-11-2015
Bedrooms 2
Bathrooms 2
Full Baths 1
3/4 Baths 1
1/2 Baths 0
Stories 1
Living Area 1,570 sq. ft.
Lot Size 5,663 sq. ft.
Garages 2
Year Built 2006
List Date 12-12-2014



DESCRIPTION

This 1,570 square foot single family home features 2 bedrooms, 2 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Sun City Aliante in North Las Vegas on 2524 Shore Bird Avenue. The MLS number is 1501735 and the parcel number is 124-17-615-005. This listing became available on 12-12-2014 and was sold on 02-11-2015 for \$216,650. The full public address for this listing is 2524 Shore Bird Avenue, North Las Vegas, Nevada 89084.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs
Appliances	Pool No
Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave	Spa No
Fireplaces 0	House Faces South
Interior Description	Roof Description
Alarm System-Owned, Blinds, Ceiling Fan(s)	Pitched, Tile
Kitchen Description	Utility Information
N/A	Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Sun City Aliante

Age Restricted Yes

Gated No

Guard Gated Yes

Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Pool, Exercise Room, Recreation Room, Security, Management, Recreation Facilities, Reserves, Security(Couldinclude Gated/Guard Gated/Roving)

Schools

Elementary K-2

Triggs Vincent

Elementary 3-5

Triggs Vincent

Middle School

Cram Brian & Teri

High School

Shadow Ridge

Nearby

Hospital

Centennial Hills Hospital

8.2 miles - 13 minutes

Lake Mead

30.8 miles - 45 minutes

Las Vegas Strip

21.9 miles - 28 minutes

McCarran Airport

25 miles - 32 minutes

Mount Charleston

11.8 miles - 16 minutes

Red Rock

24.8 miles - 33 minutes

THE NUMBERS

Current List Price

\$216,650

Previous List Price

N/A

Original List Price

\$219,900 on 12-12-2014

Price/Sq. Ft.

\$137.99

Annual Taxes

\$1,601

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$39/month

HOA #1 Fee \$180/quarter



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For more photos or information on 2524 Shore Bird Avenue, please visit:

<https://vegadata.com/home-search/details/2524-Shore-Bird-Avenue-North-Las-Vegas-Nevada-89084/mls-1501735/>