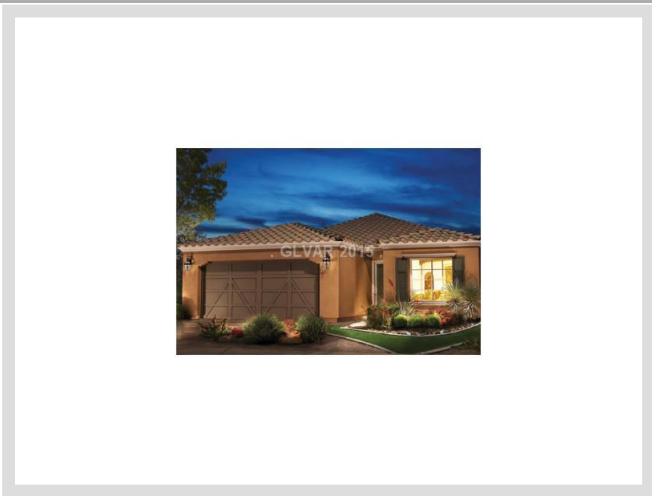




3756 CITRUS HEIGHTS AVENUE **MLS# 1504941**

SOLD
\$233,864
Sold on 02-26-2015
Bedrooms 2
Bathrooms 2
Full Baths 2
3/4 Baths 0
1/2 Baths 0
Stories 1
Living Area 1,460 sq. ft.
Lot Size 4,792 sq. ft.
Garages 2
Year Built 2014
List Date 01-02-2015



DESCRIPTION

This 1,460 square foot single family home features 2 bedrooms, 2 bathrooms and is situated on a 4,792 square foot (0.11 acre) lot. It is located in the community of Ardiente in North Las Vegas on 3756 Citrus Heights Avenue. The MLS number is 1504941 and the parcel number is 123-30-314-002. This listing became available on 01-02-2015 and was sold on 02-26-2015 for \$233,864. The full public address for this listing is 3756 Citrus Heights Avenue, North Las Vegas, Nevada 89081.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs
Appliances	Pool No
Dishwasher, Disposal, Microwave, Water Conditioner-Loope	Spa No
Fireplaces 0	House Faces West
Interior Description	Views: Park/Greenbelt View
Drywall	Roof Description
Kitchen Description	Tile
N/A	Utility Information
Master Bedroom Description	Cable TV Wired, Cable Wired, Underground Utilities
N/A	Green Certified Yes
	Certified in 2012 by ENERGY STAR

THE NEIGHBORHOOD

Community

Community Name

Ardiente

Age Restricted Yes

Gated Yes

Guard Gated Yes

Features & Amenities

Age Restricted, CCRs, Clubhouse, COMMUNITY Pool, COMMUNITY Spa, Exercise Room, Guard Gated, Jogging, Management, Recreation Facilities, Reserves

Schools

Elementary K-2

Dickens D L Dusty

Elementary 3-5

Dickens D L Dusty

Middle School

Findlay Clifford O

High School

Mojave

Nearby

Hospital

North Vista Hospital

8.3 miles - 12 minutes

Lake Mead

23.4 miles - 36 minutes

Las Vegas Strip

14.5 miles - 19 minutes

McCarran Airport

17.5 miles - 23 minutes

Mount Charleston

17.8 miles - 23 minutes

Red Rock

28.4 miles - 36 minutes

THE NUMBERS

Current List Price

\$233,864

Previous List Price

N/A

Original List Price

\$238,472 on 01-02-2015

Price/Sq. Ft.

\$160.18

Annual Taxes

\$1,749

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$185/month

HOA #1 Fee \$185/month



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For more photos or information on 3756 Citrus Heights Avenue, please visit:

<https://vegasdata.com/home-search/details/3756-Citrus-Heights-Avenue-North-Las-Vegas-Nevada-89081/mis-1504941/>