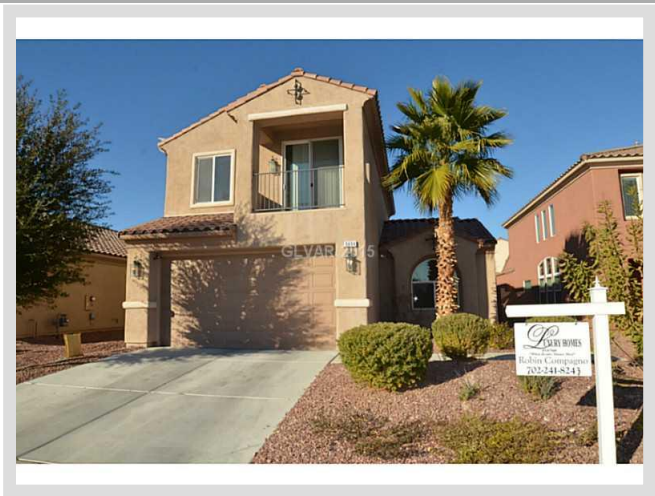




3404 BIRDWATCHER AVENUE **MLS# 1505026**

SOLD	
\$247,000	
Sold on 06-04-2015	
Bedrooms	4
Bathrooms	4
Full Baths	3
3/4 Baths	0
1/2 Baths	1
Stories	2
Living Area	2,564 sq. ft.
Lot Size	5,663 sq. ft.
Garages	2
Year Built	2004
List Date	12-30-2014



DESCRIPTION

This 2,564 square foot single family home features 4 bedrooms, 4 bathrooms and is situated on a 5,663 square foot (0.13 acre) lot. It is located in the community of Aliante in North Las Vegas on 3404 Birdwatcher Avenue. The MLS number is 1505026 and the parcel number is 124-20-410-128. This listing became available on 12-30-2014 and was sold on 06-04-2015 for \$247,000. The full public address for this listing is 3404 Birdwatcher Avenue, North Las Vegas, Nevada 89084.

THE DETAILS

Interior	Exterior
Flooring	Landscaping
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Mature Landscaping, Rear Lawn
Appliances	Pool No
Dishwasher, Disposal	Spa No
Fireplaces 0	House Faces South
Interior Description	Roof Description
Blinds, Ceiling Fan(s), Windows Coverings Throughout	Tile
Kitchen Description	Utility Information
N/A	Underground Utilities
Master Bedroom Description	
N/A	

THE NEIGHBORHOOD

Community

Community Name

Aliante

Gated No

Features & Amenities

CCRs, Jogging, Tennis, Common Area Taxes, Management, Recreation Facilities, Reserves

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

Mountain View Hospital

8.6 miles - 14 minutes

Lake Mead

29.6 miles - 41 minutes

Las Vegas Strip

14.1 miles - 25 minutes

McCarran Airport

17.1 miles - 29 minutes

Mount Charleston

11.3 miles - 16 minutes

Red Rock

21.6 miles - 33 minutes

THE NUMBERS

Current List Price

\$247,000

Previous List Price

\$255,000 on 12-30-2014

Original List Price

\$269,900 on 12-30-2014

Price/Sq. Ft.

\$96.33

Annual Taxes

\$1,752

Short Sale No

Pre-Foreclosure No

Bank Owned No

HOA Fees Yes

Master Plan Fee \$53/month

HOA #1 Fee \$53/month

SID/LID Fees Yes

SID/LID Balance \$4,000

SID/LID Annual Fee \$680



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