



**2256 SHADOW CANYON DR** **MLS# 1210598**

**SOLD**  
**\$173,000**  
Sold on 05-14-2012

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**Bedrooms 3**

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

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**Stories 1**

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**Living Area 1,610 sq. ft.**

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**Lot Size 6,098 sq. ft.**

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**Garages 2**

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**Year Built 2006**

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**List Date 12-14-2011**



**DESCRIPTION**

This 1,610 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Sun City Anthem in Henderson on 2256 Shadow Canyon Dr. The MLS number is 1210598 and the parcel number is 190-17-310-047. This listing became available on 12-14-2011 and was sold on 05-14-2012 for \$173,000. The full public address for this listing is 2256 Shadow Canyon Dr, Henderson, Nevada 89044.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<p><b>Flooring</b> Carpet, Tile</p> <hr/> <p><b>Appliances</b> Refrigerator, Dishwasher, Disposal, Washer, Dryer, Microwave, Water Conditioner-Owned, Water Filtering System</p> <hr/> <p><b>Fireplaces 0</b></p> <hr/> <p><b>Interior Description</b> Shutters, Pot Shelves, Ceiling Fan(s)</p> <hr/> <p><b>Kitchen Description</b> Tile Flooring, Walk-In Pantry, Pantry, Lighting Recessed, Breakfast Bar/Counter</p> <hr/> <p><b>Master Bedroom Description</b> Ceiling Fan, Master Bedroom Separate From Other, Master Bedroom Downstairs, Master Bedroom Walk-In Closet</p>	<p><b>Landscaping</b> Mature Landscaping, Rock/Gravel Landscaping, Shrubs, Water-Scaping, Fountain</p> <hr/> <p><b>Pool No</b></p> <hr/> <p><b>Spa No</b></p> <hr/> <p><b>House Faces West</b> Views: Mountain View, Strip View</p> <hr/> <p><b>Roof Description</b> Pitched, Tile</p> <hr/> <p><b>Utility Information</b> Cable TV Wired, Underground Utilities</p>

## THE NEIGHBORHOOD

### Community

#### Community Name

Sun City Anthem

#### Age Restricted Yes

Gated No

#### Features & Amenities

Age Restricted, Clubhouse, Community Golf, Exercise Room, Community Spa, Security, Community Pool, Recreation Room, Management, Security (Could include Gated/GuardGated/Roving), Common Area Taxes

### Schools

#### Elementary K-2

Othr

#### Elementary 3-5

Other

#### Middle School

Other

#### High School

Other

## THE NUMBERS

#### Current List Price

\$173,000

#### Previous List Price

\$180,000 on 12-14-2011

#### Original List Price

\$188,800 on 12-14-2011

#### Price/Sq. Ft.

\$107.45

#### Annual Taxes

\$1,776

#### Short Sale Yes

#### Pre-Foreclosure No

#### Bank Owned No

### Nearby

#### HOA Fees Yes

HOA #1 Fee \$275/quarter



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For more photos or information on 2256 Shadow Canyon Dr, please visit:

<https://kingrealtynv.com/home-search/details/2256-Shadow-Canyon-Dr-Henderson-Nevada-89044/mls-1210598/>