



Clark County  
**2352 MARTINIQUE AV** \$ 564,500  
 Ref #: 950968

Status:	ER	Bldg #:	Listing Agent a Realtor? Y
Zip Code:	89044	Subdivision:	PROVENCE CNTRY CLUB PARCEL 1
Bedrooms:	5	Studio:	Zoning: Single-Family
Baths:	5 / 0 / 1	Builder:	Condo Conv:
Community:	Anthem	Short Sale:	N Foreclosure Commenced: N
SqFt:	4,805	Year Built:	2006 / RE Repo/REO: Y
Lot SqFt:	9,148	PropSubtype:	Single Family Residential
Acres:	0.210	Model:	
Elem K-2 WOLF		Elem 3-5 WOLF	YrRnd: Y Junior: DELW
			High: CORA

Virtual Tour:

5 BEDROOM W/LOFT AND OFFICE, MASTER W/BALCONY, HIS/HERS WALK IN CLOSETS, NICE OPEN FLOOR PLAN, MANY UPGRADES!  
 LARGE BACKYARD W/POOL AND SPA! STRIP AND CITY VIEWS!

Bldg Desc:	Two Story	MstBdrm:	17X18 / Balcony, Mbr Walk-In Closet , Mbr Separate From Other , Sitting Room , Master
Unit Desc:		2nd Bed:	12X12 /
Living:	14X18 / Formal, Front , Vaulted Ceiling	3rd Bed:	12X12 /
#Den/Other:	0 DenDim: #Loft: 0 LoftDim:	4th Bed:	15X18 /
Dining:	11X13 / Formal Dining Room	MstBath:	Tub, Shower Only, Double Sink
Kitchen:	Island, Walk-In Pantry, Breakfast Bar/Counter , Granite Countertops , Breakfast Nook (Eating Area)		
Family:	None		

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Refrig:	N	Oven/Range:	Cooktop (G)	Oth Appl:	None
Disposal:	Y				
Dshwshr:	N	Oven Fuel:		Interior:	Drywall
DryerUtil:	B	Location:	ROOM		
Washer Incl:	N	Dryer Incl:	N		

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Flooring:	Carpet, Tile	Fireplace:	2 / Gas
Constr:	Frame & Stucco	Roof:	Pitched, Tile Like
Exterior:	Covered Patio	Faces:	West
		Grg Conv:	N
Garage:	3 / Attached , Entry to House , Auto Door Opener(s) , Storage Area/Shelves	Carport:	0
		Pool Size:	
Private Pool:	Y / Inground-Private	Private Spa:	Y
Lot Desc:	Under 1/4 Acre	Fence:	Backyard Full Fenced / Block
Landscape:	Desert Landscaping	Equest:	None
		Miscell:	None

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Heat Sys:	Central , Two or More Units	Cool Sys:	Central , 2 or More Central Units
Heat Fuel:	Gas	Cool Fuel:	Electric Grnd Mount: Y
Utility Info:	Cable Wired , Underground Utilities	Energy:	
Sewer:	Public	Water:	Public

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Assoc/Comm:	GRDGATD, CLUBHSE, POOL, TENNIS,	Ann Taxes:	\$ 8,684
		Assoc Fee:	\$ 241 / Monthly MP Fee/Pmt\$ 0

Directions: FROM 215 AND EASTERN, VEER LEFT TOWARDS ANTHEM, L ON BICENTENNIAL, L ON ANTHEM HIGHLANDS, L ON