

EXCLUSIVE LISTING!

1.08 +/- Acres Ithaca and Dakar-\$399,000
Residential Land Henderson, NV 89015



- ❖ APN # 179-04-406-010
- ❖ 1.08 +/- Acres/ 47,045 S.F.
- ❖ City of Henderson jurisdiction
- ❖ Zoned RS-2; Low density Single Family Residential
- ❖ Perfect for custom home with lots of elbow room! Density allows two units per acre.
- ❖ Raw land, no curbs or sidewalks
- ❖ Sewer close at Cannes and Ithaca
- ❖ 8" Water line in Ithaca Avenue
- ❖ This developing residential area offers views of the River Mountains to the east and McCullough Mountains to the south
- ❖ Plenty of Parks and schools
- ❖ The River Mountain Trail system and Lake Mead Recreation Area to the east offers plenty of hiking, camping and other outdoor recreational activities
- ❖ 2027 Taxes: \$1,190.37



Mark Anthony Rua
Brokers

S.026655

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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