



**\$ 379,000.00**

## **1100 GROTTO TRAIL, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Welcome to 1100 Grotto Trail, a stunning residence nestled in the vibrant Sun City active adult community. This charming home features 2 spacious bedrooms 2 bathrooms & office/den, offering comfort and convenience for your lifestyle. As you step inside, you'll immediately notice the elegant wood-like tile flooring that flows seamlessly...

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-No
- Single Family
- Active Under Contract

### **CALL US NOW**

Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

Address: [realtor@annie.black](mailto:realtor@annie.black)



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BASIC FACTS

**Date added:** 11/22/24

**Type:** HOA-Yes Resale Home Senior Area  
Special Assessment-No

**Bedrooms:** 2

**Full Bathrooms:** 2

**Lot size:** 0.13 sq ft

**MLS #:** 1125918

**Post Updated:** 2024-12-22 03:19:06

**Status:** Active Under Contract

**Bathrooms:** 2

**Area:** 1451 sq ft

**Year built:** 2008

LOCATION DETAILS

**County:** Clark

**Zoning:** PUD, Residential, single family

PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Water Barrel

**Listing Area:** North of I15

**Property Style:** Traditional, 1 story above ground

FEES & TAXES

**HOA Fees:** 134.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas,  
Golf Privileges, Hot Tub/Spa, Management,  
Master & Sub HOA, Pool, Tennis Court

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# PROPERTY FEATURES

**Exterior Features:** Curb & Gutter, Landscape- Full, Sidewalks, Sprinklers- Drip System, Sprinklers- Automatic, View of City, View of Golf Course, View of Mountains, View of Valley, Senior Only Area, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Wheelchair Accessible, Window Coverings, Walk-in Closets, Den/Office

**Heating:** Electric, Heat Pump

**Utilities:** Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Water Source: Water Company, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Natural Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal, Septic: Not Allowed, Propane: Not Available

**Garage Spaces:** 2

**Foundation:** Post Tension, Slab on Grade

**Community Name:** Anthem at Mesquite: Sun City

**Exterior Construction:** Frame, Stucco

**Cooling:** Electric, Ground Unit

**Swimming Pool Description:** Association, Concrete/Gunite, Fenced, Heated, HotTub/Spa, In Ground, Indoor

**Garage Description:** Attached, Auto Door(s)

**Basement:** None

**Roof Type:** Tile

**Appliances:** Dishwasher, Garbage Disposal, Refrigerator, W/D Hookups, Washer & Dryer, Water Heater- Electric, Water Softener, Oven/Range- Electric

## COURTESY OF

**Listing Agent Name:** John Larson

**Listing Agent ID:** S.0077352

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**Listing Office Name:** RE/MAX Ridge Realty **Listing Office ID:** AA10222

**Contact Info:** (702) 808-2542

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