



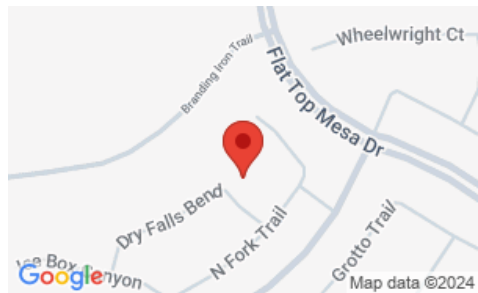
**\$ 524,000.00**

## **1175 DRY FALLS BEND, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

This beautiful Marigold home is located in Reunion Valley Village of Sun City Mesquite. Bright & Open Floor Plan with a serene backyard. Along with 2 Primary/Owner bedrooms, 2 full bathrooms and a 3rd bedroom/office/den, there are upgrades galore, Great Room (with Speakers) & Formal Dining have extended 18" square...

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



### **CALL US NOW**

Phone: 702-872-2222

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

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



## BASIC FACTS

**Date added:** 10/10/24

**Post Updated:** 2024-11-11 13:59:53

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

**Status:** Active

**Bedrooms:** 3

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 2083 sq ft

**Lot size:** 0.18 sq ft

**Year built:** 2008

**MLS #:** 1125777

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Reunion Valley

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

## FEES & TAXES

**HOA Fees:** 134.25

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas,  
Golf Privileges, Management, Master & Sub  
HOA, Pool, Road Maintenance, Tennis Court

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## PROPERTY FEATURES

**Exterior Features:** Fenced- Partial, Landscape- Full, Sprinklers- Drip System, Trees, View of Mountains, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Garden Tub, Smart Wiring, Walk-in Closets, Den/Office

**Heating:** Electric, Heat Pump

**Utilities:** Satellite Dish, T.V. Antennae, Wired for Cable, Assessments Paid, Cable T.V., Internet: Satellite/Wireless, Water Source: Water Company, Legal Access: No, Sewer: Hooked-up, Garbage Collection, Natural Gas: Not Available, Power Source: City/Municipal, Propane: Not Available

**Garage Spaces:** 3

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

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

**Exterior Construction:** Frame, Stucco

**Cooling:** Electric

**Swimming Pool Description:** Association, Fenced, Heated, In Ground, Indoor

**Garage Description:** Attached, Remote Opener, Shelves

**Basement:** None

**Roof Type:** Cement, Tile

**Appliances:** Dishwasher, Garbage Disposal, Microwave, W/D Hookups, Water Heater- Electric, Water Softener, Oven/Range- Electric

## MISCELLANEOUS

**Virtual Tour:** <https://www.realtytours.com/tour/13200> <https://youtu.be/Ak2GLDk8EeQ>

## COURTESY OF

**Listina Agent Name:** Debra A Parslev

**Listina Agent ID:** S.0052909

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**Listing Office Name:** Realty One Group  
Rivers Edge

**Listing Office ID:** AA10174

**Contact Info:** (702) 420-4494

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