



**\$ 525,000.00**

## **1232 TRICKLING BROOK TRL, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Welcome to 1232 Trickling Brook Trail, featuring the sought-after "Haven" floor plan with 2 bedrooms, 1 office, 2 bathrooms, a side courtyard, and an extended garage with extra storage space. This home has awesome southern exposure from the backyard, which brings great Mountain Views. The front driveway, side courtyard &...

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-Yes
- 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)



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## BASIC FACTS

**Date added:** 11/10/24

**Post Updated:** 2024-12-22 04:00:04

**Type:** HOA-Yes Resale Home Senior Area  
Special Assessment-Yes

**Status:** Active

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 1864 sq ft

**Lot size:** 0.15 sq ft

**Year built:** 2020

**MLS #:** 1125873

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Bridge Landing

**Property Style:** 1 story above ground

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Fees Term:** month

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

## PROPERTY FEATURES

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**Exterior Features:** Fenced- Full, Landscape- Full, Sidewalks, 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, Flooring- Vinyl, Window Coverings, Walk-in Closets, Den/Office

**Heating:** Electric

**Utilities:** Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Legal Access: Yes, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal

**Garage Spaces:** 2

**Foundation:** Slab on Grade

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

**Cooling:** Electric

**Swimming Pool Description:** Association, HotTub/Spa, In Ground

**Garage Description:** Attached, Remote Opener

**Basement:** None

**Roof Type:** Tile

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

## COURTESY OF

**Listing Agent Name:** Alexander Gutierrez

**Listing Office Name:** ERA Brokers Consolidated, Inc.

**Contact Info:** (435) 772-6992

**Listing Agent ID:** S.0190532

**Listing Office ID:** AA10190

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