



**\$ 369,900.00**

## **1245 SENTINEL RIDGE, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

This attractive 1,571/SF home is located in Water Barrel, a desirable neighborhood in Sun City Mesquite's active adult community. This desert retreat has a spacious and beautifully landscaped back yard with synthetic turf, towering palm trees and an extended patio allowing ample room for outdoor entertaining. The home has been...

- 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)



## BASIC FACTS

**Date added:** 08/20/24

**Post Updated:** 2024-11-11 16:00:01

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

**Status:** Active Under Contract

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Floors:** 1

**Area:** 1571 sq ft

**Lot size:** 0.15 sq ft

**Year built:** 2008

**MLS #:** 1125606

## LOCATION DETAILS

**County:** Clark

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

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Water Barrel

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

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Fees Term:** month

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

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## PROPERTY FEATURES

**Exterior Features:** Curb & Gutter, Fenced-Partial, Landscape- Full, Sprinklers- Drip System, Sprinklers- Automatic, Trees, Senior Only Area, Patio- Covered, Patio- Uncovered, Swimming Pool- Assoc., Pickleball Court-HOA

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

**Heating:** Electric, Heat Pump

**Utilities:** Wired for Cable, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, 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

**Exterior Construction:** Stucco

**Cooling:** Central Air, Heat Pump

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

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

**Basement:** None

**Roof Type:** Tile

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

## COURTESY OF

**Listing Agent Name:** Tiffani Jacobs

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

**Contact Info:** (702) 812-5129

**Listing Agent ID:** S.0049221

**Listing Office ID:** AA10174

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