



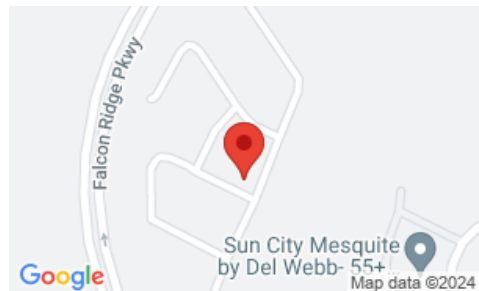
**\$ 439,000.00**

## **1339 SADDLE HORN RIDGE, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

This Iris floor plan home boasts 1676 sf of custom design, and the SID is paid in FULL! Loads of recent upgrades ensure this home is move-in ready for you. Upgrades include new HVAC (2/24), whole house air filtration, recently painted exterior/interior, refrigerator, microwave, custom cornices, custom pergolas, water filtration...

- 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:** 03/15/24

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

**Bedrooms:** 2

**Full Bathrooms:** 1

**Floors:** 1

**Lot size:** 0.14 sq ft

**MLS #:** 1125247

**Post Updated:** 2024-04-19 05:17:50

**Status:** Active Under Contract

**Bathrooms:** 2

**Three Quarter Bathrooms:** 1

**Area:** 1676 sq ft

**Year built:** 2009

**LOCATION DETAILS**

**County:** Clark

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

**PROPERTY DETAILS**

**Listing Type:** ForSale

**Subdivision:** Saddle Horn

**Listing Area:** North of I15

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

**FEES & TAXES**

**HOA Fees:** 146.00

**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:** Corner Lot, Curb & Gutter, Fenced- Partial, Gutters & Downspouts, Landscape- Full, Sidewalks, Sprinklers- Drip System, Trees, View of Mountains, Work Shop, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc.

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

**Heating:** Heat Pump

**Utilities:** Wired for Cable, Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Sewer: Hooked-up, Phone: Land Line, Power: Line On Meter, Garbage Collection, Power: 220 volt

**Garage Spaces:** 3

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

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

**Exterior Construction:** Frame, Stucco

**Cooling:** Heat Pump

**Swimming Pool Description:** Association

**Garage Description:** Attached, Heated, Auto Door(s), Remote Opener, Shelves, Golf Cart Garage

**Basement:** None

**Roof Type:** Cement, Tile

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

## COURTESY OF

**Listing Agent Name:** Joan Marie Fitton

**Listing Office Name:** Keller Williams The Market Place

**Contact Info:** (702) 757-8306

**Listing Agent ID:** BS.145958.MGR

**Listing Office ID:** AA10790

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