



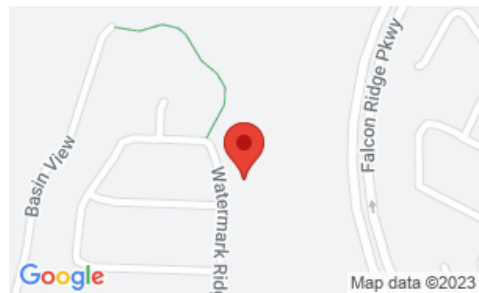
**\$ 710,000.00**

## **1340 WATERMARK RIDGE, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Simply breathtaking! This exquisite home embraces luxurious upgrades inside and out. The generous, elevated .24 acre home site allows the decorative paver patios to expose the remarkable mountain and desert mesa views. The landscaping is distinctive as the outdoor spaces were thoughtfully designed including a custom stone fireplace, outdoor kitchen...

- 2 beds
- 3 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:** 01/23/23

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

**Bedrooms:** 2

**Full Bathrooms:** 2

**Area:** 2384 sq ft

**Year built:** 2015

**Post Updated:** 2023-02-17 19:56:25

**Status:** Active Under Contract

**Bathrooms:** 3

**Half Bathrooms:** 1

**Lot size:** 0.24 sq ft

**MLS #:** 1124176

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Prominence Point

**Listing Area:** North of I15

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

## FEES & TAXES

**HOA Fees:** 134.00

**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, Gutters & Downspouts, Landscape- Full, Sprinklers- Drip System, Trees, View of Mountains, View of Valley, Senior Only Area, Patio- Covered, Swimming Pool- Assoc.

**Interior Features:** Ceiling Fans, Central Vacuum, Flooring- Carpet, Flooring- Tile, Window Coverings, Bay Windows, Fireplace, Walk-in Closets, Den/Office

**Heating:** Heat Pump

**Utilities:** Wired for Cable, Assessments Paid, Internet: Cable/DSL, Internet: Satellite/Wireless, Legal Access: Yes, Water Source: Water Company, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water: Potable/Drinking, Sewer: To Property

**Garage Spaces:** 2

**Roof Type:** Tile

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

**Exterior Construction:** Stucco

**Cooling:** Heat Pump

**Swimming Pool Description:** Association, Heated, HotTub/Spa, Indoor

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

**Basement:** None

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

## COURTESY OF

**Listing Agent Name:** Michelle Hampsten

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

**Listing Agent ID:** S.0067698

**Listing Office ID:** AA10790

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**Contact Info:** (702) 375-1997

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