



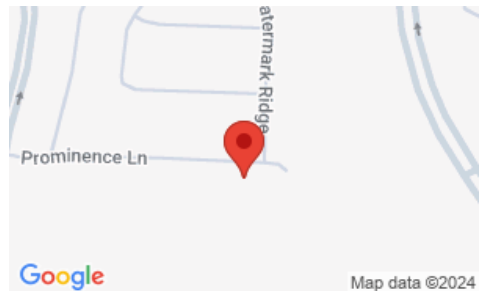
**\$ 795,000.00**

## **1371 PROMINENCE LN, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Welcome to this stunning 2781 sqft family home in the desirable 55+ Del Webb Sun City Community. Upon entry, you'll appreciate the double suite retreat complete with a walk-in closet, den/office, and 3.5 bathrooms, as well as a 2-car garage. You'll also find a detached casita to create the perfect...

- 3 beds
- 3.5 baths
- HOA-Yes, Resale Home, 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)



## BASIC FACTS

**Date added:** 06/10/24

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

**Bedrooms:** 3

**Full Bathrooms:** 3

**Floors:** 1

**Lot size:** 0.22 sq ft

**MLS #:** 1125447

**Post Updated:** 2024-10-17 21:12:28

**Status:** Active

**Bathrooms:** 3.5

**Half Bathrooms:** 1

**Area:** 2781 sq ft

**Year built:** 2011

## LOCATION DETAILS

**County:** Clark

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

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Prominence Point

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

## FEES & TAXES

**HOA Fees:** 133.25

**HOA Fees Term:** month

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

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## PROPERTY FEATURES

**Exterior Features:** Cul-de-sac, Fenced- Full, **Exterior Construction:** Frame, Stucco  
Landscape- Full, Lawn, On Golf Course,  
Sidewalks, Sprinklers- Drip System,  
Sprinklers- Automatic, Trees, View of Golf  
Course, View of Mountains, Garden Area,  
Senior Only Area, Deck(s) Covered,  
Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring-  
Tile, Window Coverings, Mother-in-law Apt.,  
Walk-in Closets, Den/Office

**Heating:** Electric, Forced Air/Central, Heat  
Pump

**Utilities:** Wired for Cable, Assessments  
Owed, Cable T.V., Water Source:  
City/Municipal, Internet: Cable/DSL, Internet:  
Satellite/Wireless, Sewer: Hooked-up, Phone:  
Land Line, Garbage Collection, Phone: Cell  
Service, Power Source: City/Municipal, Septic:  
Not Allowed

**Garage Spaces:** 2

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

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

**Cooling:** Central Air, Heat Pump

**Swimming Pool Description:** Association,  
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, W/D Hookups, Water Heater-  
Electric, Oven/Range- Electric

## COURTESY OF

**Listing Agent Name:** Brenda Estrada

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

**Listing Agent ID:** S.0170992

**Listing Office ID:** AA10190

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**Contact Info:** (323) 304-8306

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