



\$ 829,000.00

1425 PROMINENCE LN, MESQUITE, NV 89034, USA

<https://mesquitenvrealtor.com>

"UNIQUE" in Location, Elevation and Views !!!
Highest elevation in Prominence Point....Overlooking
the 12th Green of the the Conestoga Golf Course.
Beautiful southern orientation provides views of the
valley and the fairway below with the mountains in
the distance. ALL FURNISHINGS IN THE HOME STAY.
Over \$98,000 of upgrades added...

- 3 beds
- 3.5 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-Yes
- 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



BASIC FACTS

Date added: 03/16/24

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

Bedrooms: 3

Full Bathrooms: 2

Three Quarter Bathrooms: 1

Lot size: 0.22 sq ft

MLS #: 1125243

Post Updated: 2024-04-19 05:17:46

Status: Active Under Contract

Bathrooms: 3.5

Half Bathrooms: 1

Area: 3072 sq ft

Year built: 2010

LOCATION DETAILS

County: Clark

Zoning: PUD, single family

PROPERTY DETAILS

Listing Type: ForSale

Subdivision: Prominence Point

Listing Area: North of I15

Property Style: 1 story above ground

FEES & TAXES

HOA Fees: 133.25

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

HOA Fees Term: month

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PROPERTY FEATURES

Exterior Features: Corner Lot, Fenced- Full, **Exterior Construction:** Stucco
Landscape- Full, Lawn, On Golf Course,
Sprinklers- Automatic, Trees, View of City,
View of Golf Course, View of Mountains, View
of Valley, Senior Only Area, Outdoor Lighting,
Patio- Covered, Swimming Pool- Assoc.

Interior Features: Ceiling Fans, Central
Vacuum, Flooring- Carpet, Flooring- Tile,
Window Coverings, Walk-in Closets,
Den/Office, Furnished- Partial

Heating: Heat Pump

Utilities: Assessments Paid, Cable T.V.,
Garbage Collection, Power Source:
City/Municipal

Garage Spaces: 3

Community Name: Anthem at Mesquite:
Sun City

Cooling: Heat Pump

Swimming Pool Description: Association

Garage Description: Attached

Roof Type: Tile

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

MISCELLANEOUS

Virtual Tour: <https://www.realtytours.com/tour/12844>
<https://www.realtytours.com/tour/12844u>

COURTESY OF

Listing Agent Name: Melanie Cohen

Listing Agent ID: S.0058844

Listing Office Name: Premier Properties of
Mesquite

Listing Office ID: AA10214

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Contact Info: (702) 860-1514

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