



\$ 779,000.00

1475 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA

<https://mesquitenvrealtor.com>

Nestled along Conestoga's 13th fairway in Sun City's only gated community, this remarkable home boasts captivating Mesa views. SIDs are paid, Grand foyer has a beautiful tray ceiling. Plantation shutters & elegant 18" diagonal tile flow throughout & luxury vinyl plank flooring graces the bedrooms (no carpet). Heart of the...

- 2 beds
- 2.5 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-Yes
- Single Family
- Active

CALL US NOW

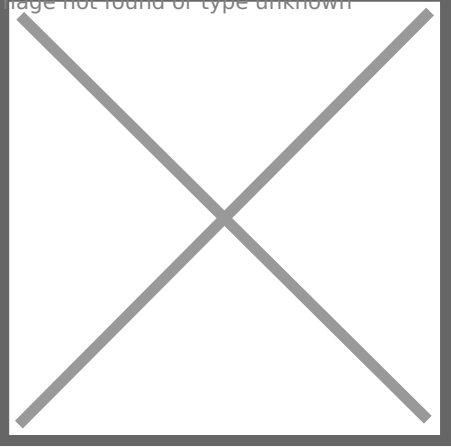
Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

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BASIC FACTS

Date added: 08/07/24	Post Updated: 2024-12-22 06:39:54
Type: HOA-Yes Resale Home Senior Area Special Assessment-Yes	Status: Active
Bedrooms: 2	Bathrooms: 2.5
Full Bathrooms: 2	Half Bathrooms: 1
Area: 2659 sq ft	Lot size: 0.25 sq ft
Year built: 2009	MLS #: 1125588

LOCATION DETAILS

County: Clark	Elementary School: Virgin Valley
Middle School: Charles A. Hughes	Junior High School: Charles A. Hughes
High School: Virgin Valley	Zoning: Residential, single family

PROPERTY DETAILS

Listing Type: ForSale	Listing Area: North of I15
Subdivision: Branding Iron	Property Style: Spanish, 1 story above ground

FEES & TAXES

HOA Fees: 204.00	HOA Fees Term: month
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HOA Includes: Clubhouse, Common Areas, Golf Privileges, Hot Tub/Spa, Management, Master & Sub HOA, Pool, Road Maintenance, Tennis Court

PROPERTY FEATURES

Exterior Features: Fenced- Full, Gated Community, Landscape- Full, On Golf Course, Sidewalks, Sprinklers- Drip System, Sprinklers- Automatic, Trees, View of Golf Course, View of Mountains, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc., Resort Property, Pickleball Court-HOA

Interior Features: Ceiling Fans, Flooring- Tile, Flooring- Vinyl, Window Coverings, Bay Windows, Fireplace, Walk-in Closets, Den/Office, Fireplace- Electric

Heating: Electric, Forced Air/Central

Utilities: Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Sewer: Hooked-up, Phone: Land Line, Power: Line On Meter, Garbage Collection, Natural Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal

Garage Spaces: 3

Foundation: Post Tension, Slab on Grade

Exterior Construction: Stucco

Cooling: Central Air, Electric

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

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

Basement: None

Roof Type: Tile

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Community Name: Anthem at Mesquite:
Sun City

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

MISCELLANEOUS

Virtual Tour: <https://www.realtytours.com/tour/13067>
<https://www.realtytours.com/tour/13067u>

COURTESY OF

Listing Agent Name: Renald Leduc

Listing Agent ID: B.1000968

Listing Office Name: Sun City Realty

Listing Office ID: AA10752

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