



**\$ 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

Address: [realtor@annie.black](mailto:realtor@annie.black)



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## BASIC FACTS

**Date added:** 08/07/24

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

**Bedrooms:** 2

**Full Bathrooms:** 2

**Area:** 2659 sq ft

**Year built:** 2009

**Post Updated:** 2024-12-22 06:39:54

**Status:** Active

**Bathrooms:** 2.5

**Half Bathrooms:** 1

**Lot size:** 0.25 sq ft

**MLS #:** 1125588

## LOCATION DETAILS

**County:** Clark

**Middle School:** Charles A. Hughes

**High School:** Virgin Valley

**Elementary School:** Virgin Valley

**Junior High School:** Charles A. Hughes

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Branding Iron

**Listing Area:** North of I15

**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

**Contact Info:** (702) 561-8418

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