

# 1485 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA

https://mesquitenvrealtor.com

Welcome to this beautiful Sun City move-in-ready home, perfectly situated with views of the golf course in a gated Community. Offering 3 spacious bedrooms, this home includes two main suites-each designed for privacy and comfort-along with a third ensuite bedroom, ideal for guests or family members. Step inside to discover...

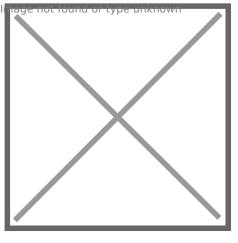
- 3 beds
- 3.5 haths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-No
  - Single Family
  - Active

### **CALL US NOW**

Phone: 702-872-2222

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







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## **BASIC FACTS**

**Date added:** 11/10/24 **Post Updated:** 2024-12-22 04:00:11

Type: HOA-Yes Resale Home Senior Area
Status: Active

Special Assessment-No

Bedrooms: 3.5

Full Bathrooms: 3 Half Bathrooms: 1

Floors: 1 Area: 3072 sq ft

**Lot size:** 0.25 sq ft **Year built:** 2010

MLS #: 1125870

## **LOCATION DETAILS**

County: Clark Zoning: Residential

## **PROPERTY DETAILS**

**Listing Type:** ForSale **Listing Area:** North of I15

**Subdivision:** Branding Iron **Property Style:** Traditional, 1 story above

ground

# **FEES & TAXES**

**HOA Fees:** 204.00 **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:** Fenced- Full, Gated

Community, Gutters & Downspouts,

Landscape- Full, On Golf Course, Sidewalks,

Sprinklers- Drip System, Trees, View of Golf Course, Senior Only Area, Outdoor Lighting,

Patio- Covered, Swimming Pool- Assoc.,

Swimming Pool- Private, Pickleball Court-HOA

Interior Features: Alarm/Security System, Cooling: Central Air, Electric, Heat Pump

Ceiling Fans, Central Vacuum, Flooring-

Laminate, Flooring- Tile, Skylights, Window

Coverings, Walk-in Closets, Den/Office

Heating: 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,

Garbage Collection, Power Source: City/Municipal

**Garage Spaces: 2** 

.

Roof Type: Tile

Appliances: Dishwasher, Garbage Disposal,

Microwave, Refrigerator, Washer & Dryer,

Water Heater- Electric, Water Softener,

Oven/Range- Electric, Water Filter System

**MISCELLANEOUS** 

Virtual Tour: https://www.realtytours.com/tour/13264

https://www.realtytours.com/tour/13264u

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Address: realtor@annie.black

Swimming Pool Description:

**Exterior Construction:** Stucco

Concrete/Gunite, In Ground, Private

Garage Description: Attached, Heated,

Auto Door(s), Remote Opener, Shelves

Foundation: Post Tension

**Community Name:** Anthem at Mesquite:

Sun City



## **COURTESY OF**

**Listing Agent Name:** Jim Hinson **Listing Agent ID:** S.0201312

**Contact Info:** (208) 630-4909

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