



\$ 875,000.00

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 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-No
- Single Family
- Active

CALL US NOW

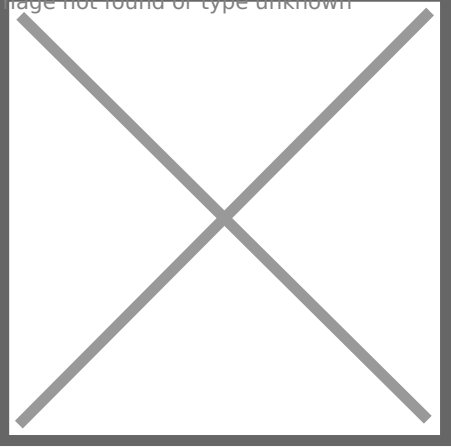
Phone: 702-872-2222

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

Address: realtor@annie.black



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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 Special Assessment-No | Status: Active |
| Bedrooms: 3 | Bathrooms: 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, 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

Exterior Construction: Stucco

Cooling: Central Air, Electric, Heat Pump

Swimming Pool Description:

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

MISCELLANEOUS

Virtual Tour: <https://www.realtytours.com/tour/13264>
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COURTESY OF

Listing Agent Name: Jim Hinson

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