



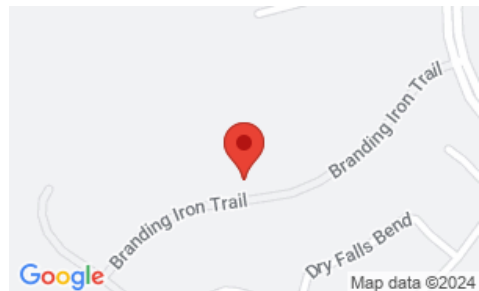
\$ 799,000.00

1515 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA

<https://mesquitenvrealtor.com>

Modern elegance and classic charm! This gorgeous Juniper, located in Sun City's only gated neighborhood, Branding Iron, has stunning golf course, mountain and mesa views. This fabulous home sits on the Conestoga 13th fairway (out of ball range) on a northwest facing over-sized lot , almost 1/4 acre. The professionally...

- 3 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



BASIC FACTS

Date added: 11/05/23

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

Bedrooms: 3

Full Bathrooms: 2

Floors: 1

Lot size: 0.23 sq ft

MLS #: 1124921

Post Updated: 2024-04-19 09:59:52

Status: Active

Bathrooms: 2.5

Half Bathrooms: 1

Area: 2408 sq ft

Year built: 2008

LOCATION DETAILS

County: Clark

Zoning: PUD, Residential

PROPERTY DETAILS

Listing Type: ForSale

Subdivision: Branding Iron

Listing Area: North of I15

Property Style: 1 story above ground

FEES & TAXES

HOA Fees: 204.25

HOA Fees Term: month

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

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PROPERTY FEATURES

Exterior Features: Curb & Gutter, Landscape- Full, On Golf Course, Sprinklers- Drip System, Trees, View of Golf Course, View of Mountains, Outdoor Lighting, Patio-Covered, Swimming Pool- Assoc., Pickleball Court-HOA	Exterior Construction: Frame, Stucco
Interior Features: Ceiling Fans, Flooring- Laminate, Flooring- Tile, Window Coverings, Smart Wiring, Walk-in Closets, Den/Office	Cooling: Heat Pump
Heating: Heat Pump	Swimming Pool Description: Association
Utilities: Assessments Owed, Natural Gas: Not Available	Garage Description: Attached, Golf Cart Garage
Garage Spaces: 3	Basement: None
Foundation: Post Tension	Roof Type: Cement, Tile
Community Name: Anthem at Mesquite: Sun City	Appliances: Dishwasher, Garbage Disposal, Microwave, Refrigerator, Washer & Dryer, Oven/Range- Electric, Water Filter System

COURTESY OF

Listing Agent Name: Joan Marie Fitton	Listing Agent ID: BS.145958.MGR
Listing Office Name: Keller Williams The Market Place	Listing Office ID: AA10790
Contact Info: (702) 757-8306	

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