



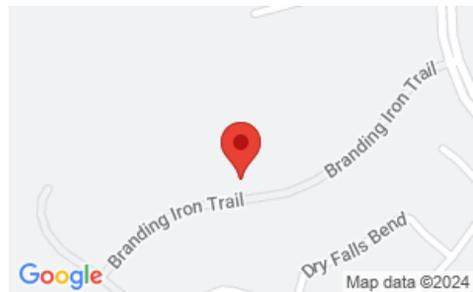
\$ 799,000.00

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

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

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

Status: Active

Bedrooms: 3

Bathrooms: 2.5

Full Bathrooms: 2

Half Bathrooms: 1

Floors: 1

Area: 2408 sq ft

Lot size: 0.23 sq ft

Year built: 2008

MLS #: 1124921

LOCATION DETAILS

County: Clark

Zoning: PUD, Residential

PROPERTY DETAILS

Listing Type: ForSale

Listing Area: North of I15

Subdivision: Branding Iron

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

Interior Features: Ceiling Fans, Flooring- Laminate, Flooring- Tile, Window Coverings, Smart Wiring, Walk-in Closets, Den/Office

Heating: Heat Pump

Utilities: Assessments Owed, Natural Gas: Not Available

Garage Spaces: 3

Foundation: Post Tension

Community Name: Anthem at Mesquite: Sun City

Exterior Construction: Frame, Stucco

Cooling: Heat Pump

Swimming Pool Description: Association

Garage Description: Attached, Golf Cart Garage

Basement: None

Roof Type: Cement, Tile

Appliances: Dishwasher, Garbage Disposal, Microwave, Refrigerator, Washer & Dryer, Oven/Range- Electric, Water Filter System

COURTESY OF

Listing Agent Name: Joan Marie Fitton

Listing Office Name: Keller Williams The Market Place

Contact Info: (702) 757-8306

Listing Agent ID: BS.145958.MGR

Listing Office ID: AA10790

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