



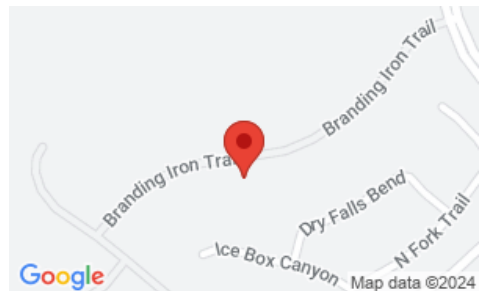
**\$ 799,900.00**

## **1520 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

This is the view you have been waiting for in Mesquite. Sit out on your large covered patio and enjoy the south/southeast mountain and valley views from this large, .23 acre, lot in the gated Branding Iron community of Sun City Mesquite. This lovely 3072 sf, 3 BD, 3.5BA home...

- 3 beds
- 3.5 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)



## BASIC FACTS

<b>Date added:</b> 11/10/23	<b>Post Updated:</b> 2024-05-02 17:06:54
<b>Type:</b> HOA-Yes Resale Home Senior Area Special Assessment-Yes	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3.5
<b>Full Bathrooms:</b> 3	<b>Half Bathrooms:</b> 1
<b>Floors:</b> 1	<b>Area:</b> 3072 sq ft
<b>Lot size:</b> 0.23 sq ft	<b>Year built:</b> 2008
<b>MLS #:</b> 1124955	

## LOCATION DETAILS

<b>County:</b> Clark	<b>Zoning:</b> PUD, Residential
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## PROPERTY DETAILS

<b>Listing Type:</b> ForSale	<b>Listing Area:</b> North of I15
<b>Subdivision:</b> Branding Iron	<b>Property Style:</b> 1 story above ground

## FEES & TAXES

<b>HOA Fees:</b> 204.25	<b>HOA Fees Term:</b> month
<b>HOA Includes:</b> Clubhouse, Common Areas, Golf Privileges, Hot Tub/Spa, Management, Master & Sub HOA, Pool, Road Maintenance, Tennis Court	

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# PROPERTY FEATURES

**Exterior Features:** Fenced- Full, Gated Community, Landscape- Full, Sprinklers- Drip System, View of City, View of Mountains, View of Valley, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Attic Fan(s), Flooring- Carpet, Flooring- Tile, Window Coverings, Smart Wiring, Walk-in Closets, Den/Office

**Heating:** Heat Pump

**Utilities:** Assessments Owed, Water Source: City/Municipal, 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, Heated, Remote Opener, Shelves

**Basement:** None

**Roof Type:** Cement, Tile

**Appliances:** Garbage Disposal, Microwave, Refrigerator, Washer & Dryer, Water Heater- Electric, 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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