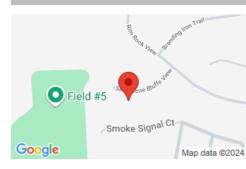


# **1540 SANDSTONE BLUFFS** VIEW, MESQUITE, NV 89034, **USA**

Impressive MOUNTAIN & MESA VIEWS in the only gated neighborhood in Sun City Mesquite... On a full quarter acre, including 3,072 square feet on the interior, the exterior is truly an Oasis. Elevated w/ the perfect south-eastern back yard orientation, this premium home site offers unparalleled mountain & mesa views....





#### **CALL US NOW**

Phone: 702-872-2222 Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027 Address: realtor@annie.black

# **BASIC FACTS**

| Date added: 11/21/24   | Post Updated: 2024-11-21 16:46:30 |
|--|-----------------------------------|
| <b>Type:</b> HOA-Yes Resale Home Senior Area<br>Special Assessment-Yes | Status: Active                    |
| Bedrooms: 3  | Bathrooms: 4                      |
| Full Bathrooms: 3  | Half Bathrooms: 1                 |
| <b>Area:</b> 3072 sq ft  | Lot size: 0.25 sq ft              |
| Year built: 2008   | MLS #: 1125901                    |

#### **LOCATION DETAILS**

County: Clark

Zoning: PUD

## **PROPERTY DETAILS**

| Listing Type: ForSale      | Listing Area: North of 115             |
|----------------------------|--|
| Subdivision: Branding Iron | Property Style: Spanish, 1 story above |
|                            | ground                                 |

#### **FEES & TAXES**

HOA Fees: 204.00

HOA Fees Term: month

**HOA Includes:** 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: Cul-de-sac, Fenced- Full,<br>Gated Community, Landscape- Full,<br>Sidewalks, Sprinklers- Drip System, Trees,<br>View of City, View of Mountains, Senior Only<br>Area, Patio- Covered, Swimming Pool- Assoc.,<br>Pickleball Court-HOA   |   |
|---|---|
| Interior Features: Ceiling Fans, Flooring-<br>Carpet, Flooring- Tile, Window Coverings,<br>Smart Wiring, Vaulted Ceilings, Walk-in<br>Closets, Den/Office   | Cooling: Heat Pump  |
| Heating: Heat Pump  | Swimming Pool Description: Association,<br>HotTub/Spa, Indoor                             |
| <b>Utilities:</b> Wired for Cable, Assessments Paid,<br>Cable T.V., Water Source: City/Municipal,<br>Internet: Cable/DSL, Internet:<br>Satellite/Wireless, Legal Access: Yes, Phone:<br>Land Line, Garbage Collection, Phone: Cell<br>Service, Power Source: City/Municipal, Water:<br>Potable/Drinking, Sewer: To Property | Auto Door(s), Remote Opener, Shelves  |
| Garage Spaces: 3  | Basement: None  |
| Foundation: Post Tension  | Roof Type: Tile   |
| <b>Community Name:</b> Anthem at Mesquite:<br>Sun City  | <b>Appliances:</b> Dishwasher, Garbage Disposal,<br>Microwave, Refrigerator, W/D Hookups, |

## **COURTESY OF**

Listing Agent Name: Michelle Hampsten

Listing Office Name: Keller Williams The Market Place

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Washer & Dryer, Water Heater- Electric, Water Softener, Oven/Range- Electric

Listing Agent ID: S.0067698

Listing Office ID: AA10790

Contact Info: (702) 375-1997

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