



**\$ 799,050.00**

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

<https://mesquitenvrealtor.com>

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....

- 3 beds
- 4 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

**Date added:** 11/21/24

**Post Updated:** 2024-11-21 16:46:30

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

**Status:** Active

**Bedrooms:** 3

**Bathrooms:** 4

**Full Bathrooms:** 3

**Half Bathrooms:** 1

**Area:** 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 I15

**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

## CALL US NOW

Phone: 702-872-2222

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

Address: realtor@annie.black



## PROPERTY FEATURES

**Exterior Features:** Cul-de-sac, Fenced- Full, **Exterior Construction:** Stucco  
Gated Community, Landscape- Full,  
Sidewalks, Sprinklers- Drip System, Trees,  
View of City, View of Mountains, Senior Only  
Area, Patio- Covered, Swimming Pool- Assoc.,  
Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring-  
Carpet, Flooring- Tile, Window Coverings,  
Smart Wiring, Vaulted Ceilings, Walk-in  
Closets, Den/Office

**Heating:** Heat Pump

**Cooling:** Heat Pump

**Swimming Pool Description:** Association,  
HotTub/Spa, Indoor

**Utilities:** Wired for Cable, Assessments Paid,  
Cable T.V., Water Source: City/Municipal,  
Internet: Cable/DSL, Internet:  
Satellite/Wireless, Legal Access: Yes, Phone:  
Land Line, Garbage Collection, Phone: Cell  
Service, Power Source: City/Municipal, Water:  
Potable/Drinking, Sewer: To Property

**Garage Description:** Attached, Heated,  
Auto Door(s), Remote Opener, Shelves

**Garage Spaces:** 3

**Basement:** None

**Foundation:** Post Tension

**Roof Type:** Tile

**Community Name:** Anthem at Mesquite:  
Sun City

**Appliances:** Dishwasher, Garbage Disposal,  
Microwave, Refrigerator, W/D Hookups,  
Washer & Dryer, Water Heater- Electric,  
Water Softener, Oven/Range- Electric

## COURTESY OF

**Listing Agent Name:** Michelle Hampsten

**Listing Agent ID:** S.0067698

**Listing Office Name:** Keller Williams The  
Market Place

**Listing Office ID:** AA10790

## CALL US NOW

Phone: 702-872-2222

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

Address: realtor@annie.black



**Contact Info:** (702) 375-1997

**CALL US NOW**

Phone: 702-872-2222

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

Address: [realtor@annie.black](mailto:realtor@annie.black)

