



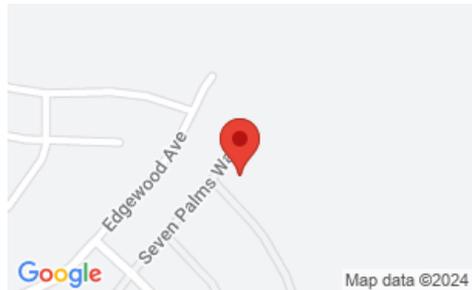
**\$ 999,000.00**

## **1594 SANCTUARY RIDGE, MESQUITE, NV 89027, USA**

<https://mesquitenvrealtor.com>

Custom built home in 2022. Offering an ideal retreat with its 3 bedrooms, 2.5 baths, and 2,287 square feet of thoughtfully designed living space. Nestled in the desirable gated neighborhood of Bella Horizon, this home seamlessly combines modern aesthetics with practical functionality. Upon entering, you're greeted by an inviting open-concept...

- 3 beds
- 2.5 baths
- HOA-Yes, Resale Home, Special Assessment-No
- 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:** 01/12/24

**Type:** HOA-Yes Resale Home Special  
Assessment-No

**Bedrooms:** 3

**Full Bathrooms:** 2

**Area:** 2287 sq ft

**Year built:** 2022

**Post Updated:** 2024-05-11 17:00:02

**Status:** Active

**Bathrooms:** 2.5

**Half Bathrooms:** 1

**Lot size:** 0.31 sq ft

**MLS #:** 1125067

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Bella Horizon

**Listing Area:** North of I15

**Property Style:** Contemporary, 1 story  
above ground

## FEES & TAXES

**HOA Fees:** 102.00

**HOA Includes:** Common Areas,  
Management, Master & Sub HOA, Road  
Maintenance

**HOA Fees Term:** month

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## PROPERTY FEATURES

**Exterior Features:** Corner Lot, Cul-de-sac, Curb & Gutter, Fenced- Full, Gated Community, Landscape- Full, Sprinklers- Drip System, Outdoor Lighting, Patio- Covered, Swimming Pool- Private

**Interior Features:** Alarm/Security System, Ceiling Fans, Flooring- Tile, Window Coverings, Garden Tub, Flooring- Hardwood, Hot Tub/Spa, Walk-in Closets, Den/Office, Fireplace- Electric

**Heating:** Electric, Heat Pump

**Utilities:** Cable T.V., Water Source: City/Municipal, Sewer: Hooked-up, Propane: Hooked-up, Power: Line On Meter, Garbage Collection, Phone: Cell Service

**Basement:** None

**Roof Type:** Flat

**Appliances:** Dishwasher, Garbage Disposal, Microwave, Refrigerator, Washer & Dryer, Water Heater, Oven/Range- Propane

**Exterior Construction:** Brick, Stucco

**Cooling:** Electric, Heat Pump

**Swimming Pool Description:** Concrete/Gunite, Fenced, Heated, HotTub/Spa, In Ground, Private

**Garage Spaces:** 3

**Foundation:** Slab on Grade

**Community Name:** Mesquite Estates

## MISCELLANEOUS

**Virtual Tour:** <https://www.showthisproperty.com/1594-sanctuary-ridge>  
<https://www.showthisproperty.com/1594-sanctuary-ridge/mls>

## COURTESY OF

**Listing Agent Name:** Holly Matthews

**Listing Agent ID:** S.0178683

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**Listing Office Name:** Realty One Group  
Rivers Edge

**Listing Office ID:** AA10174

**Contact Info:** (303) 929-9871

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