



**\$ 675,000.00**

## **306 MONTPERE CIR, MESQUITE, NV 89027, USA**

<https://mesquitenvrealtor.com>

This FULLY FURNISHED, TURN KEY retreat is located in Calais Townhomes, a quaint circle of homes adjacent to the Falcon Ridge Golf Course. The setting is exceptional and the view is truly panoramic. Enjoy endless vistas of the southeast mountains, City of Mesquite, Falcon Ridge Golf Course and distant mesas....

- 4 beds
- 4 baths
- HOA-Yes, Resale Home, Special Assessment-No
- Townhome
- 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:** 10/30/24

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

**Bedrooms:** 4

**Full Bathrooms:** 4

**Area:** 3019 sq ft

**Year built:** 2012

**Post Updated:** 2024-11-11 12:59:11

**Status:** Active

**Bathrooms:** 4

**Floors:** 1

**Lot size:** 0.07 sq ft

**MLS #:** 1125835

## LOCATION DETAILS

**County:** Clark

**Middle School:** Charles A. Hughes

**Zoning:** PUD, Residential Townhouses

**Elementary School:** Bowler

**High School:** Virgin Valley

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Calais Townhomes

**Listing Area:** North of I15

**Property Style:** Ranch, 1 story + basement

## FEES & TAXES

**HOA Fees:** 220.00

**HOA Fees Term:** month

## CALL US NOW

Phone: 702-872-2222

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

Address: realtor@annie.black



**HOA Includes:** Common Areas, Exterior Building, Management, Master & Sub HOA, Property Insurance, Road Maintenance, Yard Maint- Front, Yard Maint- Side, Yard Maint- Back

## PROPERTY FEATURES

**Exterior Features:** Cul-de-sac, Curb & Gutter, Fenced- Partial, Gutters & Downspouts, Landscape- Full, On Golf Course, Sprinklers- Drip System, Sprinklers- Automatic, Trees, View of City, View of Golf Course, View of Lake, View of Mountains, View of Valley, Patio- Covered, Patio- Uncovered, Balcony, Vacation Rentals Allowed

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Stone, Guest House/Casita, Window Coverings, Walk-in Closets, Furnished- Full

**Heating:** Electric, Heat Pump, Solar

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

**Basement:** Walkout Basement, Finished

**Roof Type:** Tile

**Exterior Construction:** Stone, Stucco

**Cooling:** Central Air, Electric, Heat Pump, Solar

**Utilities:** Wired for Cable, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal

**Garage Spaces:** 2

**Foundation:** Slab on Grade

**Community Name:** Falcon Ridge

## CALL US NOW

Phone: 702-872-2222

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

Address: realtor@annie.black



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

## **COURTESY OF**

**Listing Agent Name:** Tiffani Jacobs

**Listing Agent ID:** S.0049221

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

**Listing Office ID:** AA10174

**Contact Info:** (702) 812-5129

## **CALL US NOW**

Phone: 702-872-2222

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

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

