



**\$ 389,000.00**

## **472 CHALET DR, MESQUITE, NV 89027, USA**

<https://mesquitenvrealtor.com>

Welcome to Highland Fairways a 55+ gated subdivision that is conveniently located on the North Side of the I15. Enjoy access to the "Mesquite Vistas" clubhouse & the amenities, such as the outdoor pool, spa, pickle-ball, tennis, basketball courts & fitness room. This home will bring you 2 bedrooms, 1...

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, 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:** 11/21/24

**Post Updated:** 2024-11-21 15:40:05

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

**Status:** Active

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 1426 sq ft

**Lot size:** 0.14 sq ft

**Year built:** 2002

**MLS #:** 1125806

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Highland Fairways

**Property Style:** 1 story above ground

## FEES & TAXES

**HOA Fees:** 210.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas,  
Hot Tub/Spa, Management, Master & Sub  
HOA, Pool, Road Maintenance, Tennis Court,  
Yard Maint- Front, Yard Maint- Side, Yard  
Maint- Back

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## PROPERTY FEATURES

**Exterior Features:** Fenced- Partial, Gated Community, Gutters & Downspouts, Landscape- Full, Sidewalks, Sprinklers- Drip System, Trees, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring- Carpet, Window Coverings, Bay Windows, Flooring- Hardwood, Vaulted Ceilings, Walk-in Closets, Den/Office

**Heating:** Electric

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

**Garage Spaces:** 2

**Foundation:** Slab on Grade

**Community Name:** Mesquite Vistas

**Exterior Construction:** Stucco

**Cooling:** Electric

**Swimming Pool Description:** Association, HotTub/Spa, In Ground

**Garage Description:** Attached, Remote Opener

**Basement:** None

**Roof Type:** Tile

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

## MISCELLANEOUS

**Virtual Tour:** <https://my.matterport.com/show/?m=aSQMvkwcSvB>

## COURTESY OF

**Listina Agent Name:** Alexander Gutierrez **Listina Agent ID:** S.0190532

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**Listing Office Name:** ERA Brokers  
Consolidated, Inc.

**Listing Office ID:** AA10190

**Contact Info:** (435) 772-6992

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