



**\$ 435,000.00**

## **509 VIA VENTANA DR, MESQUITE, NV 89027, USA**

<https://mesquitenvrealtor.com>

Located in the Gated Golf Community of Ventana. "Designed, Decorated & Furnished" by Mesquite's Premier Interior Decorator. Truly breathtaking. Offered fully furnished. Impressive 9 foot exterior doors open into a tiled courtyard with custom waterfall, lush landscaping and outdoor furnishings that stay with the home. French doors open into this...

- 3 beds
- 2 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

|                                                        |                                          |
|--------------------------------------------------------|------------------------------------------|
| <b>Date added:</b> 10/18/24                            | <b>Post Updated:</b> 2024-10-28 17:02:20 |
| <b>Type:</b> HOA-Yes Resale Home Special Assessment-No | <b>Status:</b> Active                    |
| <b>Bedrooms:</b> 3                                     | <b>Bathrooms:</b> 2                      |
| <b>Full Bathrooms:</b> 2                               | <b>Floors:</b> 2                         |
| <b>Area:</b> 1885 sq ft                                | <b>Lot size:</b> 0.07 sq ft              |
| <b>Year built:</b> 1999                                | <b>MLS #:</b> 1125805                    |

## LOCATION DETAILS

|                      |                                            |
|----------------------|--------------------------------------------|
| <b>County:</b> Clark | <b>Zoning:</b> PUD, Residential Townhouses |
|----------------------|--------------------------------------------|

## PROPERTY DETAILS

|                              |                                             |
|------------------------------|---------------------------------------------|
| <b>Listing Type:</b> ForSale | <b>Listing Area:</b> North of I15           |
| <b>Subdivision:</b> Ventana  | <b>Property Style:</b> 1 story above ground |

## FEES & TAXES

|                         |                             |
|-------------------------|-----------------------------|
| <b>HOA Fees:</b> 612.00 | <b>HOA Fees Term:</b> month |
|-------------------------|-----------------------------|

**HOA Includes:** Clubhouse, Exterior Building, Garbage, Hot Tub/Spa, Management, Master & Sub HOA, Pool, Road Maintenance, Sewer, Tennis Court, Water, Yard Maint- Front, Yard Maint- Side, Yard Maint- Back

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## PROPERTY FEATURES

**Exterior Features:** Gated Community, Landscape- Full, On Golf Course, Sprinklers- Drip System, Stream, Trees, View of Golf Course, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Fireplace, Vaulted Ceilings, Walk-in Closets, Furnished- Full

**Heating:** Heat Pump

**Utilities:** Cable T.V., Garbage Collection

**Garage Spaces:** 2

**Community Name:** Mesquite Vistas

**Exterior Construction:** Stucco

**Cooling:** Heat Pump

**Swimming Pool Description:** Association

**Garage Description:** Attached

**Roof Type:** Tile

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

## MISCELLANEOUS

**Virtual Tour:** <https://www.realtytours.com/tour/13214>  
<https://www.realtytours.com/tour/13214u>

## COURTESY OF

**Listing Agent Name:** Melanie Cohen

**Listing Agent ID:** S.0058844

**Listing Office Name:** Premier Properties of Mesquite

**Listing Office ID:** AA10214

**Contact Info:** (702) 860-1514

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