



\$ 524,500.00

522 VIA VENTANA DR, MESQUITE, NV 89027, USA

<https://mesquitenvrealtor.com>

This exceptional 2,122 SF townhouse is perfectly nestled on the Arnold Palmer golf course, offering breathtaking southern views over the golf course, over the city, & to the beyond of the Virgin Mountains creating the perfect blend of luxury & comfort. Step inside through your covered courtyard (with electronic louvers)...

- 2 beds
- 3 baths
- HOA-Yes, Resale Home, Special Assessment-Yes
- Townhome
- Active

CALL US NOW

Phone: 702-872-2222

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

Address: realtor@annie.black



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BASIC FACTS

Date added: 11/12/24

Type: HOA-Yes Resale Home Special Assessment-Yes

Bedrooms: 2

Full Bathrooms: 3

Area: 2122 sq ft

Year built: 1996

Post Updated: 2024-12-22 03:46:33

Status: Active

Bathrooms: 3

Floors: 1

Lot size: 0.07 sq ft

MLS #: 1125881

LOCATION DETAILS

County: Clark

Zoning: PUD, Residential, Residential Townhouses

PROPERTY DETAILS

Listing Type: ForSale

Subdivision: Ventana

Listing Area: North of I15

Property Style: Duplex, 1 story above ground

FEES & TAXES

HOA Fees: 668.00

HOA Fees Term: month

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

PROPERTY FEATURES

Exterior Features: Curb & Gutter, Gated Community, Gutters & Downspouts, Landscape- Full, Lawn, On Golf Course, Sidewalks, Sprinklers- Automatic, Trees, View of City, View of Golf Course, View of Mountains, View of Valley, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

Interior Features: Ceiling Fans, Flooring- Carpet, Flooring- Tile, Guest House/Casita, Wheelchair Accessible, Window Coverings, Hot Tub/Spa, Vaulted Ceilings, Walk-in Closets, Den/Office, Fireplace- Electric

Heating: Electric, Heat Pump

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

Garage Spaces: 2

Foundation: Permanently Attached, Slab on Grade

Exterior Construction: Frame, Stucco

Cooling: Electric, Ground Unit

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

Garage Description: Attached

Basement: None

Roof Type: Tile

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Community Name: Mesquite Vistas

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

COURTESY OF

Listing Agent Name: John Larson

Listing Agent ID: S.0077352

Listing Office Name: RE/MAX Ridge Realty

Listing Office ID: AA10222

Contact Info: (702) 808-2542

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