



**\$ 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](mailto:realtor@annie.black)



## 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:** 2024-11-12 17:00:08

**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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