



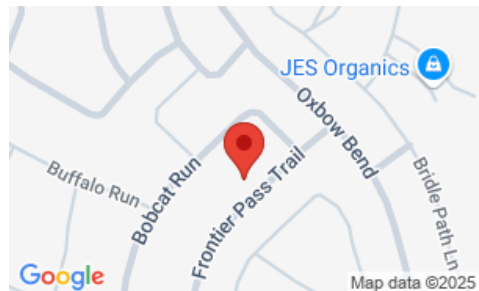
**\$ 359,000.00**

## **857 FRONTIER PASS TRAIL, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Don't miss out on this move-in ready charming home in Sun City Mesquite, where you can play, relax engage, dine and thrive in a 55+ active adult living community with resort style amenities. Kitchen, entry way and main living area were freshly painted with a neutral paint color to complement...

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-Yes
- 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:** 12/07/24

**Type:** HOA-Yes Resale Home Senior Area  
Special Assessment-Yes

**Bedrooms:** 2

**Full Bathrooms:** 2

**Lot size:** 0.11 sq ft

**MLS #:** 1125955

**Post Updated:** 2024-12-22 02:38:59

**Status:** Active

**Bathrooms:** 2

**Area:** 1260 sq ft

**Year built:** 2014

## LOCATION DETAILS

**County:** Clark

**Middle School:** Charles A. Hughes

**High School:** Virgin Valley

**Elementary School:** Virgin Valley

**Junior High School:** Charles A. Hughes

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Frontier Pass

**Listing Area:** North of I15

**Property Style:** Spanish, 1 story above  
ground

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Includes:** Clubhouse, Common Areas,  
Golf Privileges, Management, Master & Sub  
HOA, Pool, Road Maintenance, Tennis Court

**HOA Fees Term:** month

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## PROPERTY FEATURES

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

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Bay Windows, Walk-in Closets

**Heating:** Electric, Forced Air/Central

**Utilities:** Assessments Owed, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Sewer: Hooked-up, Phone: Land Line, Power: Line On Meter, Garbage Collection, Natural Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal

**Garage Spaces:** 2

**Foundation:** Post Tension, Slab on Grade

**Community Name:** Anthem at Mesquite: Sun City

**Exterior Construction:** Stucco

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

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

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

**Basement:** None

**Roof Type:** Tile

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

## MISCELLANEOUS

**Virtual Tour:** <https://www.realtytours.com/tour/13297>  
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## COURTESY OF

**Listing Agent Name:** Renald Leduc

**Listing Agent ID:** B.1000968

**Listing Office Name:** Sun City Realty

**Listing Office ID:** AA10752

**Contact Info:** (702) 561-8418

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