



**\$ 289,000.00**

## **861 JOSHUA DR, MESQUITE, NV 89027, USA**

<https://mesquitenvrealtor.com>

Featuring a Fixer Upper or Investment Opportunity. Three Bedroom, Two Bathroom, 1266 sq, feet home in Rivers Bend/Joshua Ridge Subdivision. Seller is offering \$10,000 cash back at closing! This home includes an open great room with a large master suite. All appliances remain with property. Home is in good condition,...

- 3 beds
- 2 baths
- Fixer Upper, HOA-Yes, Resale Home, 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)



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## BASIC FACTS

**Date added:** 10/23/24

**Post Updated:** 2024-12-22 04:52:21

**Type:** Fixer Upper HOA-Yes Resale Home  
Special Assessment-No

**Status:** Active

**Bedrooms:** 3

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 1266 sq ft

**Lot size:** 0.08 sq ft

**Year built:** 1997

**MLS #:** 1125817

## LOCATION DETAILS

**County:** Clark

**Elementary School:** Bowler

**Middle School:** Charles A. Hughes

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

**High School:** Virgin Valley

**Zoning:** Residential

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** South of I15

**Subdivision:** Rivers Bend

**Property Style:** Fixer Upper, Rambler, 1  
story above ground

## FEES & TAXES

**HOA Fees:** 83.00

**HOA Fees Term:** month

**HOA Includes:** Common Areas, Hot Tub/Spa,  
Pool, Single HOA only, Yard Maint- Front

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## PROPERTY FEATURES

**Exterior Features:** Fenced- Full, Landscape- **Exterior Construction:** Stucco  
Full, Sprinklers- Automatic, Patio- Uncovered,  
Swimming Pool- Assoc.

**Interior Features:** Flooring- Carpet,  
Flooring- Linoleum, Window Coverings,  
Vaulted Ceilings

**Heating:** Electric, Heat Pump

**Utilities:** Assessments Paid, Internet:  
Cable/DSL, Legal Access: Yes, Water Source:  
Water Company, Sewer: Hooked-up, Phone:  
Land Line, Garbage Collection, Phone: Cell  
Service, Power Source: City/Municipal

**Basement:** None

**Roof Type:** Asphalt

**Appliances:** Dishwasher, Microwave,  
Refrigerator, W/D Hookups, Water Heater-  
Electric, Oven/Range- Electric

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

**Swimming Pool Description:** Association,  
In Ground

**Garage Spaces:** 1

**Foundation:** Slab on Grade

**Community Name:** Rivers Bend

## MISCELLANEOUS

**Virtual Tour:** <https://my.matterport.com/show/?m=Nz47mFLSj6F>

## COURTESY OF

**Listing Agent Name:** Jodi Hughes

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

**Contact Info:** (435) 668-2620

**Listing Agent ID:** S.0188597

**Listing Office ID:** AA10190

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