



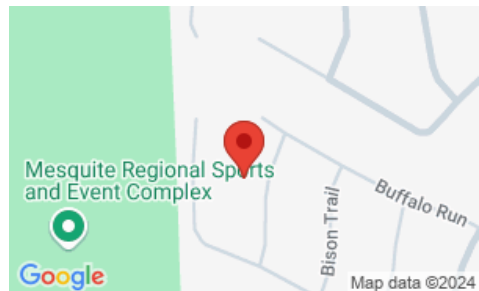
**\$ 360,000.00**

## **885 WRANGLERS RIDGE, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Welcome to 885 Wrangler Ridge in the 55+ Sun City Community. This home is small but mighty. It has so many upgrades. Beautiful Laminate Wood Floors throughout except bedrooms. The Kitchen has all new stainless steel appliances. Which includes a french door refrigerator, microwave, double oven and a 2 drawer...

- 2 beds
- 2 baths
- 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)



## BASIC FACTS

**Date added:** 11/11/24

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

**Bedrooms:** 2

**Full Bathrooms:** 2

**Lot size:** 0.15 sq ft

**MLS #:** 1125278

**Post Updated:** 2024-11-11 21:04:48

**Status:** Active

**Bathrooms:** 2

**Area:** 1240 sq ft

**Year built:** 2017

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Frontier Pass

**Listing Area:** North of I15

**Property Style:** 1 story above ground

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Fees Term:** month

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

## PROPERTY FEATURES

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**Exterior Features:** Curb & Gutter,  
Landscape- Full, Sprinklers- Drip System,  
View of Mountains, Senior Only Area, Patio-  
Covered, Swimming Pool- Assoc., Pickleball  
Court-HOA

**Interior Features:** Alarm/Security System,  
Ceiling Fans, Flooring- Carpet, Flooring- Tile,  
Window Coverings, Walk-in Closets

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

**Utilities:** Wired for Cable, Assessments Paid,  
Cable T.V., Water Source: City/Municipal,  
Sewer: Hooked-up, Phone: Land Line,  
Garbage Collection, Phone: Cell Service,  
Power Source: City/Municipal

**Garage Spaces:** 2

**Roof Type:** Tile

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

**Exterior Construction:** Stucco

**Cooling:** Central Air, Electric

**Swimming Pool Description:** Association

**Garage Description:** Attached, Remote  
Opener, Shelves

**Foundation:** Slab on Grade

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

## MISCELLANEOUS

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

## COURTESY OF

**Listing Agent Name:** Karen Fielding

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

**Contact Info:** (702) 378-9964

**Listing Agent ID:** S.0177003

**Listing Office ID:** AA10190

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