



**\$ 499,900.00**

## **1140 WATERFALL VIEW MESQUITE NV 89034**

<https://homesforsalemesquitenevada.com>

Location truly matters, and this immaculate home delivers-perfectly positioned on the 9th fairway of the Conestoga Golf Course with beautiful, unobstructed views. This pristine 1,740 Sq Ft, 3-bedroom, 2-bath residence showcases true pride of ownership and is located in Sun City's desirable Tannery Cove 55+ community. The light-filled floor plan...

- 3 beds
- 2 baths
- Single Family
- ForSale
- Active

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**BASIC FACTS**

<b>Date added:</b> 01/15/26	<b>Post Updated:</b> 2026-01-15 15:44:40
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Full Bathrooms:</b> 1	<b>Three Quarter Bathrooms:</b> 1
<b>Area:</b> 1740 sq ft	<b>Lot size:</b> 0.13 sq ft
<b>Year built:</b> 2013	<b>MLS #:</b> 1127252

**PROPERTY DETAILS**

<b>Subdivision:</b> Tannery Cove	<b>Listing Area:</b> North of I15
<b>Property Style:</b> 1 story above ground	

**LOCATION DETAILS**

<b>County:</b> Clark	<b>Zoning:</b> Residential, single family
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**PROPERTY FEATURES**

<b>Exterior Features:</b> Curb & Gutter, Fenced-Partial, Gutters & Downspouts, Landscape-Full, On Golf Course, Sidewalks, Sprinklers-Drip System, Trees, View of Golf Course, Senior Only Area, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA	<b>Exterior Construction:</b> Stucco
<b>Interior Features:</b> Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Bay Windows, Garden Tub, Walk-in Closets	<b>Cooling:</b> Central Air, Electric, Heat Pump



**Heating:** Electric, Heat Pump

**Swimming Pool Description:** Association

**Utilities:** Wired for Cable, Assessments Paid, Cable T.V., Internet: Cable/DSL, Legal Access: Auto Door(s), Shelves  
Yes, Water Source: Water Company, Sewer:  
Hooked-up, Garbage Collection, Power  
Source: City/Municipal

**Garage Spaces:** 2

**Basement:** None

**Foundation:** Post Tension

**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, Water Filter System

## FEES & TAXES

**HOA Fees:** \$ 140.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas,  
Master & Sub HOA, Road Maintenance,  
Tennis Court

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 10

## COURTESY OF

**Listing Agent Name:** LaNae Griffiths

**Listing Agent ID:** S.0183924

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**Listing Office Name:** Mesquite Realty

**Listing Office ID:** AA10760



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