



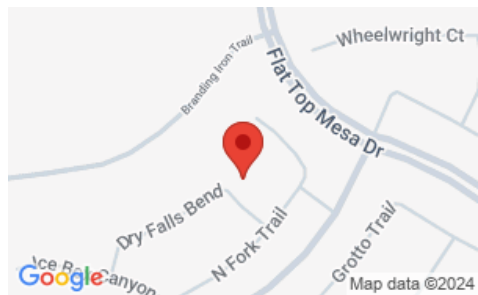
**\$ 524,000.00**

## **1175 DRY FALLS BEND, MESQUITE, NV 89034, USA**

<https://homesforsalesmesquitenevada.com>

This beautiful Marigold home is located in Reunion Valley Village of Sun City Mesquite. Bright & Open Floor Plan with a serene backyard. Along with 2 Primary/Owner bedrooms, 2 full bathrooms and a 3rd bedroom/office/den, there are upgrades galore, Great Room (with Speakers) & Formal Dining have extended 18" square...

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



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## BASIC FACTS

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

**Type:** Single Family

**Bedrooms:** 3

**Full Bathrooms:** 2

**Lot size:** 0.18 sq ft

**MLS #:** 1125777

**Post Updated:** 2024-10-10 20:45:05

**Status:** Active

**Bathrooms:** 2

**Area:** 2083 sq ft

**Year built:** 2008

## PROPERTY DETAILS

**Subdivision:** Reunion Valley

**Listing Area:** North of I15

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

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential

## PROPERTY FEATURES

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

**Exterior Construction:** Frame, Stucco



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**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Garden Tub, Smart Wiring, Walk-in Closets, Den/Office

**Cooling:** Electric

**Heating:** Electric, Heat Pump

**Swimming Pool Description:** Association, Fenced, Heated, In Ground, Indoor

**Utilities:** Satellite Dish, T.V. Antennae, Wired for Cable, Assessments Paid, Cable T.V., Internet: Satellite/Wireless, Water Source: Water Company, Legal Access: No, Sewer: Hooked-up, Garbage Collection, Natural Gas: Not Available, Power Source: City/Municipal, Propane: Not Available

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

**Garage Spaces:** 3

**Basement:** None

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

**Roof Type:** Cement, Tile

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

## FEES & TAXES

**HOA Fees:** \$ 134.25

**HOA Fees Term:** month

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

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 10

## MISCELLANEOUS



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**Virtual Tour:** <https://youtu.be/Ak2GLDk8EeQ>

## COURTESY OF

**Listing Agent Name:** Debra A Parsley

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**Listing Agent ID:** S.0052909

**Listing Office Name:** Realty One Group  
Rivers Edge



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