



**\$ 365,000.00**

## **1309 GREAT ARCH AVE MESQUITE NV 89034**

<https://homesforsalemesquitenevada.com>

Welcome to one of Sun City's greatest floor plans. The Daisy Model, is small, but don't let the size fool you. This floor plan is spacious, with every inch of its square footage available for your finishing touch. You'll find tiled floors with LVP in bedrooms and closets. The two...

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

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**BASIC FACTS**

<b>Date added:</b> 07/02/25	<b>Post Updated:</b> 2025-07-02 17:34:56
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Full Bathrooms:</b> 2	<b>Floors:</b> 1
<b>Area:</b> 1240 sq ft	<b>Lot size:</b> 0.14 sq ft
<b>Year built:</b> 2008	<b>MLS #:</b> 1126586

**PROPERTY DETAILS**

<b>Subdivision:</b> Water Barrel	<b>Listing Area:</b> North of I15
<b>Property Style:</b> Southwest, 1 story above ground	

**LOCATION DETAILS**

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

<b>Exterior Features:</b> Fenced- Partial, Landscape- Full, Sprinklers- Drip System, View of Mountains, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA	<b>Exterior Construction:</b> Frame, Stucco
<b>Interior Features:</b> Ceiling Fans, Flooring- Tile, Window Coverings, Walk-in Closets	<b>Cooling:</b> Electric, Heat Pump



**Heating:** Electric, Heat Pump

**Swimming Pool Description:** Association, HotTub/Spa, In Ground, Indoor

**Utilities:** T.V. Antennae, Wired for Cable, Assessments Paid, Cable T.V., Legal Access: Yes, Water Source: Water Company, Sewer: Hooked-up, Garbage Collection, Natural Gas: Not Available, Power Source: City/Municipal, Propane: Not Available

**Garage Description:** Attached, Remote Opener

**Garage Spaces:** 2

**Basement:** None

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

**Roof Type:** Cement, Tile

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

## FEES & TAXES

**HOA Fees:** \$ 140.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas, Golf Privileges, Hot Tub/Spa, Master & Sub HOA, Pool, Road Maintenance, Tennis Court

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 8

## MISCELLANEOUS

**Virtual Tour:** <https://www.realtytours.com/tour/13641u>

## COURTESY OF



**RE/MAX**  
RIDGE REALTY

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