



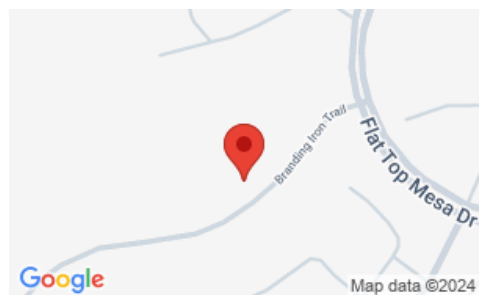
\$ 792,000.00

## 1465 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA

<https://homesforsalesmesquitenevada.com>

This stunning home is located on the Conestoga Golf Course in the exclusive gated community of Branding Iron in Sun City, Mesquite. Situated on a generous quarter acre, this outdoor oasis provides breathtaking views of the golf course & Flat Top Mesa and is perfect for alfresco dining (awesome built-in...

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



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## BASIC FACTS

**Date added:** 08/29/24

**Type:** Single Family

**Bedrooms:** 2

**Full Bathrooms:** 2

**Area:** 2659 sq ft

**Year built:** 2010

**Post Updated:** 2024-08-29 15:57:49

**Status:** Active

**Bathrooms:** 2

**Floors:** 1

**Lot size:** 0.24 sq ft

**MLS #:** 1125648

## PROPERTY DETAILS

**Subdivision:** Branding Iron

**Listing Area:** North of I15

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

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD

## PROPERTY FEATURES

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

**Exterior Construction:** Stucco



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

**Heating:** Heat Pump

**Utilities:** Wired for Cable, Assessments Paid, Cable T.V., Internet: Cable/DSL, Internet: Satellite/Wireless, Legal Access: Yes, Water Source: Water Company, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water: Potable/Drinking, Sewer: To Property

**Garage Spaces:** 3

**Foundation:** Post Tension

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

**Cooling:** Heat Pump

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

**Garage Description:** Attached, Auto Door(s), Remote Opener, Shelves

**Basement:** None

**Roof Type:** Tile

## FEES & TAXES

**HOA Fees:** \$ 223.00

**HOA Fees Term:** month

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

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 11



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## MISCELLANEOUS

**Virtual Tour:** <https://youtu.be/sDKelKC6ibY>

## COURTESY OF

**Listing Agent Name:** Michelle Hampsten

**Listing Agent ID:** S.0067698

**Contact:** (702) 375-1997

**Listing Office Name:** Keller Williams The  
Market Place

**Listing Office ID:** AA10790



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