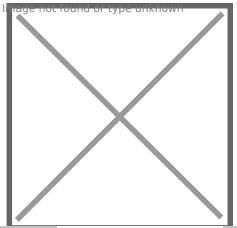


# 1475 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA

https://homesforsalemesquitenevada.com

Nestled along Conestoga's 13th fairway in Sun City's only gated community, this remarkable home boasts captivating Mesa views. SIDs are paid, Grand foyer has a beautiful tray ceiling. Plantation shutters & elegant 18" diagonal tile flow throughout & luxury vinyl plank flooring graces the bedrooms (no carpet). Heart of the...

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





#### **BASIC FACTS**

**Date added:** 08/07/24 **Post Updated:** 2024-10-23 05:12:30

**Type:** Single Family **Status:** Active

Bedrooms: 2 Bathrooms: 2.5

Full Bathrooms: 2 Half Bathrooms: 1

**Area:** 2659 sq ft **Lot size:** 0.25 sq ft

**Year built:** 2009 **MLS #:** 1125588

## **PROPERTY DETAILS**

**Subdivision:** Branding Iron **Listing Area:** North of I15

Property Style: Spanish, 1 story above

ground

# **LOCATION DETAILS**

County: Clark Elementary School: Virgin Valley

Junior High School: Charles A. Hughes Middle School: Charles A. Hughes

**High School:** Virgin Valley **Zoning:** Residential, single family

#### **PROPERTY FEATURES**



**Exterior Features:** Fenced- Full, Gated Community, Landscape- Full, On Golf Course, Sidewalks, Sprinklers- Drip System, Sprinklers- Automatic, Trees, View of Golf Course, View of Mountains, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming

Pool- Assoc., Resort Property, Pickleball

Court-HOA

,

**Exterior Construction:** Stucco

Interior Features: Ceiling Fans, Flooring-Tile, Flooring- Vinyl, Window Coverings, Bay Windows, Fireplace, Walk-in Closets, Den/Office, Fireplace- Electric Cooling: Central Air, Electric

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

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

**Utilities:** Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL. Internet: Satellite/Wireless.

Sewer: Hooked-up, Phone: Land Line, Power: Line On Meter, Garbage Collection, Natural Garage Description: Attached, Heated,

Auto Door(s), Remote Opener, Shelves

Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal

Basement: None

Roof Type: Tile

Garage Spaces: 3

**Foundation:** Post Tension, Slab on Grade **Appliances:** Dishwasher, Garbage Disposal,

Microwave, Refrigerator, W/D Hookups,
Washer & Dryer, Water Heater, Water HeaterElectric, Water Softener, Oven/Range,

Oven/Range- Electric, Water Filter System

FEES & TAXES

**HOA Fees:** \$ 204.00 **HOA Fees Term:** month



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

## **ROOMS & UNITS DESCRIPTION**

**Total Rooms: 10** 

## **MISCELLANEOUS**

Virtual Tour: https://www.realtytours.com/tour/13067u

#### **COURTESY OF**

Listing Agent Name: Renald Leduc Listing Agent ID: B.1000968

Contact: (702) 561-8418 Listing Office Name: Sun City Realty

**Listing Office ID:** AA10752

