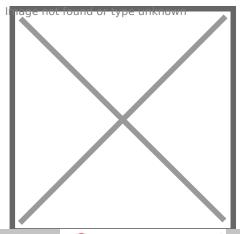


# 1485 BRANDING IRON TRAIL MESQUITE NV 89034

https://homesforsalemesquitenevada.com

Ask about buyer's awesome incentive being offered. Escape to luxury living in this stunning Sun City Mesquite home! This elegant residence, nestled in a sought-after gated community. Situated on a .25 acre homesite & backing a pristine fairway of the Conestoga Golf Course, the home boasts breathtaking views, distinctive landscaping...

- 3 heds
- 3 5 haths
- Single Family
- ForSale
- Active





#### **BASIC FACTS**

**Date added:** 09/15/25 **Post Updated:** 2025-10-27 21:37:34

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

Bedrooms: 3.5

Full Bathrooms: 3 Half Bathrooms: 1

Floors: 1 Area: 3072 sq ft

**Lot size:** 0.25 sq ft **Year built:** 2010

MLS #: 1126860

### **PROPERTY DETAILS**

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

Property Style: Spanish, Traditional, 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:** PUD, Residential

## **PROPERTY FEATURES**



Community, Gutters & Downspouts,
Landscape- Full, On Golf Course, Sidewalks,
Sprinklers- Drip System, Trees, View of Golf
Course, View of Mountains, Senior Only Area,
Outdoor Lighting, Patio- Covered, Swimming
Pool- Assoc., Swimming Pool- Private,

Exterior Features: Fenced-Full, Gated

Cooling: Control Air Floctric Hoot Pumr

Exterior Construction: Stucco

Interior Features: Alarm/Security System, Cooling: Central Air, Electric, Heat Pump Ceiling Fans, Central Vacuum, Flooring-Tile, Skylights, Window Coverings, Flooring-Hardwood, Walk-in Closets, Den/Office

**Heating:** Heat Pump

Swimming Pool Description:
Concrete/Gunite, In Ground, Private

**Utilities:** Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Power Source: City/Municipal, Sewer: To Property

Auto Door(s), Remote Opener, Shelves

Foundation: Post Tension

Garage Description: Attached, Heated,

**Garage Spaces:** 2

Pickleball Court-HOA

Roof Type: Tile

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

## FEES & TAXES

**HOA Fees:** \$ 209.00

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



#### **ROOMS & UNITS DESCRIPTION**

**Total Rooms: 12** 

## **MISCELLANEOUS**

Virtual Tour: https://youtu.be/eChpB3dtqcl

## **COURTESY OF**

**Listing Agent Name:** Michelle Hampsten

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

Listing Office ID: AA10752

Listing Agent ID: B.1003420LLC

Listing Office Name: Sun City Realty

