



\$ 765,000.00

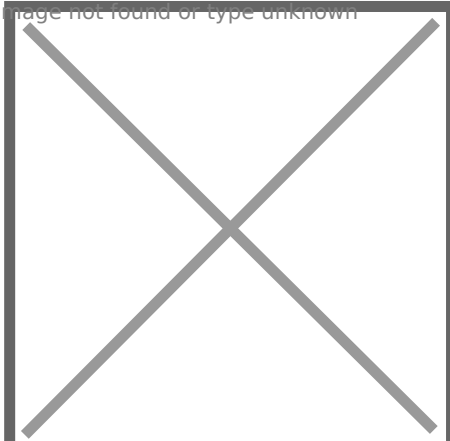
1485 BRANDING IRON TRAIL MESQUITE NV 89034

<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 beds
- 3.5 baths
- Single Family
- ForSale
- Active

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BASIC FACTS

Date added: 09/15/25

Type: Single Family

Bedrooms: 3

Full Bathrooms: 3

Floors: 1

Lot size: 0.25 sq ft

MLS #: 1126860

Post Updated: 2025-10-27 21:37:34

Status: Active

Bathrooms: 3.5

Half Bathrooms: 1

Area: 3072 sq ft

Year built: 2010

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



Exterior Features: Fenced- Full, Gated 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, Pickleball Court-HOA

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

Heating: Heat Pump

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

Garage Spaces: 2

Roof Type: Tile

Exterior Construction: Stucco

Cooling: Central Air, Electric, Heat Pump

Swimming Pool Description:

Concrete/Gunite, In Ground, Private

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

Foundation: Post Tension

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

HOA Fees Term: month

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



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ROOMS & UNITS DESCRIPTION

Total Rooms: 12

MISCELLANEOUS

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

COURTESY OF

Listing Agent Name: Michelle Hampsten

Listing Agent ID: B.1003420LLC

Contact: (702) 375-1997

Listing Office Name: Sun City Realty

Listing Office ID: AA10752



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