



\$ 649,000.00

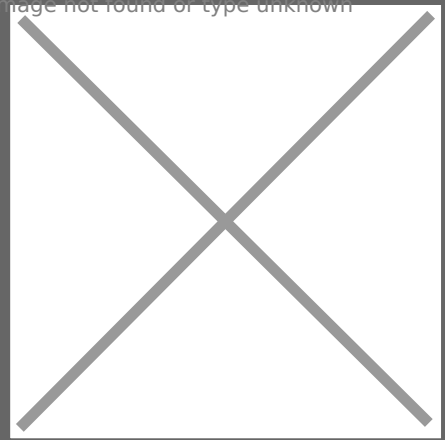
1515 BRANDING IRON TRAIL MESQUITE NV 89034

<https://homesforsalemesquitenevada.com>

Set on nearly a quarter-acre premium golf course lot within Sun City's only gated community, this exceptional residence offers privacy, views, and refined living. Positioned along the fairway, the home captures sweeping golf course and dramatic mesa views from a truly special setting. The thoughtfully designed floor plan features 3...

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

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BASIC FACTS

| | |
|-----------------------------|--|
| Date added: 01/21/26 | Post Updated: 2026-01-21 19:52:29 |
| Type: Single Family | Status: Active |
| Bedrooms: 3 | Bathrooms: 2.5 |
| Full Bathrooms: 2 | Half Bathrooms: 1 |
| Area: 2408 sq ft | Lot size: 0.23 sq ft |
| Year built: 2008 | MLS #: 1127275 |

PROPERTY DETAILS

| | |
|---|-----------------------------------|
| Subdivision: Branding Iron | Listing Area: North of I15 |
| Property Style: Contemporary, 1 story above ground, Tuscan | |

LOCATION DETAILS

| | |
|----------------------|--------------------|
| County: Clark | Zoning: PUD |
|----------------------|--------------------|

PROPERTY FEATURES

Exterior Features: Fenced- Full, Landscape- **Exterior Construction:** Stucco 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



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

Heating: Heat Pump

Utilities: Wired for Cable, Assessments Owed, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Legal Access: Yes, 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, Refrigerator, Washer & Dryer, Water Heater- Electric, Water Softener, Oven/Range- Electric

Cooling: Central Air

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

Garage Description: Attached, Auto Door(s), Remote Opener, Golf Cart Garage

Basement: None

Roof Type: Tile

FEES & TAXES

HOA Fees: \$ 209.00

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: 11

COURTESY OF

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Listing Office ID: AA10752



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