



\$ 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
- For Sale
- 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



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

Cooling: Central Air

Heating: Heat Pump

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

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

Garage Spaces: 3

Basement: None

Foundation: Post Tension

Roof Type: Tile

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

FEES & TAXES

HOA Fees: \$ 209.00

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

COURTESY OF

Listina Agent Name: Michelle Hamsten

Listina Agent ID: B.100342011C



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Contact: (702) 375-1997

Listing Office Name: Sun City Realty

Listing Office ID: AA10752



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