



\$ 699,000.00

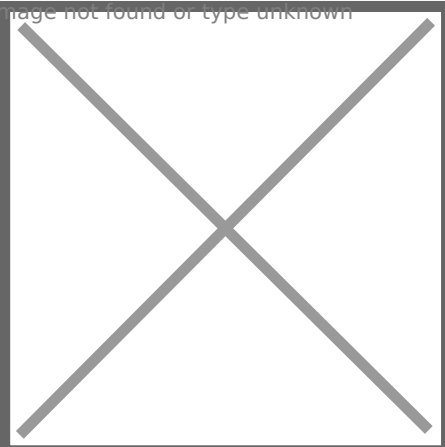
1515 BRANDING IRON TRAIL MESQUITE NV 89034

<https://homesforsalemesquitenevada.com>

Discover unparalleled privacy and scenic beauty in this stunning home, perfectly positioned on nearly a quarter acre of premium golf course frontage within Sun City's **ONLY** gated community. Surrounded by breathtaking fairway and mesa views, this residence offers the ideal blend of luxury and comfort. Hosting 3 generously sized bedrooms,...

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

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BASIC FACTS

Date added: 07/01/25	Post Updated: 2025-10-27 21:14:48
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 #: 1126602

PROPERTY DETAILS

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

LOCATION DETAILS

County: Clark	Zoning: PUD
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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

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

MISCELLANEOUS



Virtual Tour: <https://youtu.be/kBvIm96-hZU>

COURTESY OF

Listing Agent Name: Michelle Hampsten

Listing Agent ID: B.1003420LLC

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Listing Office Name: Sun City Realty

Listing Office ID: AA10752



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