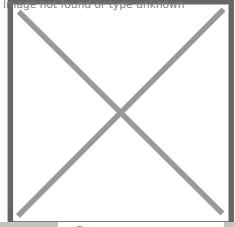


1515 BRANDING IRON TRAIL MESQUITE NV 89034

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 heds
- 2.5 baths
- Single Family
- ForSale
- Active





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

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

Cooling: Central Air

Heating: Heat Pump

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

Utilities: Wired for Cable, Assessments

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

Owed, Cable T.V., Water Source:

Potable/Drinking, Sewer: To Property

City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Legal Access: Yes, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water:

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

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

HOA Fees Term: month

ROOMS & UNITS DESCRIPTION

Total Rooms: 11

MISCELLANEOUS



Virtual Tour: https://youtu.be/kBvlm96-hZU

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

