



\$ 695,000.00

1540 SANDSTONE BLUFFS VW MESQUITE NV 89034

<https://homesforsalemesquitenevada.com>

Located in Sun City Mesquite's only gated neighborhood, this stunning 3,072 sq. ft. home sits on a spacious quarter-acre lot and offers unmatched mountain and mesa views. Perfectly positioned with a southeast-facing backyard, the elevated lot provides exceptional outdoor living, including an extended patio and a fully fenced yard -...

- 3 beds
- 3.5 baths
- Single Family
- For Sale
- Active

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BASIC FACTS

Date added: 07/23/25

Post Updated: 2025-12-23 13:06:43

Type: Single Family

Status: Active

Bedrooms: 3

Bathrooms: 3.5

Full Bathrooms: 3

Half Bathrooms: 1

Area: 3072 sq ft

Lot size: 0.25 sq ft

Year built: 2008

MLS #: 1126688

PROPERTY DETAILS

Subdivision: Branding Iron

Listing Area: North of I15

Property Style: Southwest, 1 story above ground

LOCATION DETAILS

County: Clark

Zoning: Residential

PROPERTY FEATURES

Exterior Features: Cul-de-sac, Curb & Gutter, Fenced- Full, Landscape- Full, Sidewalks, Sprinklers- Drip System, Trees, View of City, View of Mountains, Senior Only Area, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

Exterior Construction: Stucco



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

Heating: Electric, Heat Pump

Utilities: Wired for Cable, Assessments Paid, Cable T.V., Internet: Cable/DSL, Internet: Satellite/Wireless, Water Source: Water Company, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water: Potable/Drinking

Garage Spaces: 3

Foundation: Post Tension

Appliances: Dishwasher, Garbage Disposal, Microwave, Refrigerator, W/D Hookups, Washer & Dryer, Water Heater- Electric, Water Softener, Oven/Range- Electric, Water Filter System

Cooling: Electric, Heat Pump, Wall Unit, Other AC

Swimming Pool Description: Association, Heated, HotTub/Spa, In Ground, Indoor

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

Basement: None

Roof Type: Tile

FEES & TAXES

HOA Fees: \$ 209.00

HOA Fees Term: month

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

ROOMS & UNITS DESCRIPTION

Total Rooms: 13



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MISCELLANEOUS

Virtual Tour: <https://youtu.be/k5L90urDWql>

COURTESY OF

Listing Agent Name: Tanya Smith

Listing Agent ID: S.178679.LLC

Contact: (360) 584-4081

Listing Office Name: Keller Williams VIP

Listing Office ID: AA11258



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