



**\$ 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
- ForSale
- Active

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**BASIC FACTS**

<b>Date added:</b> 07/23/25	<b>Post Updated:</b> 2025-12-12 05:09:45
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3.5
<b>Full Bathrooms:</b> 3	<b>Half Bathrooms:</b> 1
<b>Area:</b> 3072 sq ft	<b>Lot size:</b> 0.25 sq ft
<b>Year built:</b> 2008	<b>MLS #:</b> 1126688

**PROPERTY DETAILS**

<b>Subdivision:</b> Branding Iron	<b>Listing Area:</b> North of I15
<b>Property Style:</b> Southwest, 1 story above ground	

**LOCATION DETAILS**

<b>County:</b> Clark	<b>Zoning:</b> Residential
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**PROPERTY FEATURES**

<b>Exterior Features:</b> 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	<b>Exterior Construction:</b> 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

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**Listing Office ID:** AA11258

**Listing Agent ID:** S.178679.LLC

**Listing Office Name:** Keller Williams VIP



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