



**\$ 179,900.00**

## **354 COLLEEN CT MESQUITE NV 89027**

<https://homesforsalemesquitenevada.com>

Welcome to this well-maintained lower-level condo located on the desirable north side of I-15 just steps from the community pool and offering 1,166 sq. ft. of comfortable living space. With 2 spacious bedrooms and 2 full bathrooms, this property is ideal as a vacation retreat, investment opportunity, or full-time residence....

- 2 beds
- 2 baths
- Condo
- ForSale
- Active

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BASIC FACTS

<b>Date added:</b> 01/24/26	<b>Post Updated:</b> 2026-01-24 19:42:31
<b>Type:</b> Condo	<b>Status:</b> Active
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Full Bathrooms:</b> 2	<b>Area:</b> 1166 sq ft
<b>Year built:</b> 1997	<b>MLS #:</b> 1127295

PROPERTY DETAILS

<b>Subdivision:</b> Falls Hillside Villas	<b>Listing Area:</b> North of I15
<b>Property Style:</b> Condo	

LOCATION DETAILS

<b>County:</b> Clark	<b>Elementary School:</b> Virgin Valley
<b>Junior High School:</b> Charles A. Hughes	<b>Middle School:</b> Charles A. Hughes
<b>High School:</b> Virgin Valley	<b>Zoning:</b> Multi-Family

PROPERTY FEATURES

<b>Exterior Features:</b> Landscape- Full, Sidewalks, Trees, Patio- Covered, Swimming Pool- Assoc.	<b>Exterior Construction:</b> Stucco
<b>Interior Features:</b> Flooring- Carpet, Flooring- Linoleum, Flooring- Tile, Window Coverings	<b>Cooling:</b> Electric



**Heating:** Electric, Heat Pump

**Swimming Pool Description:** Association, HotTub/Spa

**Utilities:** Wired for Cable, Cable T.V., Water  
Source: City/Municipal, Internet: Cable/DSL,  
Legal Access: Yes, Sewer: Hooked-up, Phone:  
Land Line, Garbage Collection, Phone: Cell  
Service, Power Source: City/Municipal

**Foundation:** Slab on Grade

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** \$ 355.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Garbage,  
Management, Master & Sub HOA, Pool, Road  
Maintenance, Sewer, Tennis Court, Yard  
Maint- Front, Yard Maint- Side, Yard Maint-  
Back

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 8

## COURTESY OF

**Listing Agent Name:** Alexander Gutierrez

**Listing Agent ID:** S.0190532

**Contact:** (435) 772-6992

**Listing Office Name:** ERA Brokers  
Consolidated, Inc.

**Listing Office ID:** AA10190



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