



**\$ 389,900.00**

## **864 WRANGLERS RIDGE MESQUITE NV 89034**

<https://homesforsalemesquitenevada.com>

Welcome to this beautifully maintained 2-bedroom + den, 2-bathroom home located in the desirable 55+ community of Sun City Mesquite. Enjoy sweeping views and a low-maintenance lifestyle in a home that's move-in ready and full of upgrades. Step inside to find tile flooring throughout the main living areas, upgraded granite...

- 2 beds
- 2 baths
- Single Family
- ForSale
- Active

Image not found or type unknown



**RE/MAX**  
RIDGE REALTY

**BASIC FACTS**

|                             |  |
|-----------------------------|--|
| <b>Date added:</b> 05/21/25 | <b>Post Updated:</b> 2025-05-21 22:55:26 |
| <b>Type:</b> Single Family  | <b>Status:</b> Active                    |
| <b>Bedrooms:</b> 2          | <b>Bathrooms:</b> 2                      |
| <b>Full Bathrooms:</b> 2    | <b>Floors:</b> 1                         |
| <b>Area:</b> 1410 sq ft     | <b>Lot size:</b> 0.11 sq ft              |
| <b>Year built:</b> 2017     | <b>MLS #:</b> 1126403                    |

**PROPERTY DETAILS**

|   |                                   |
|---|-----------------------------------|
| <b>Subdivision:</b> Frontier Pass           | <b>Listing Area:</b> North of I15 |
| <b>Property Style:</b> 1 story above ground |                                   |

**LOCATION DETAILS**

|                      |                              |
|----------------------|------------------------------|
| <b>County:</b> Clark | <b>Zoning:</b> single family |
|----------------------|------------------------------|

**PROPERTY FEATURES**

|   |   |
|---|---|
| <b>Exterior Features:</b> Fenced- Partial, Landscape- Full, Sprinklers- Automatic, View of Mountains, View of Valley, Senior Only Area, Patio- Covered, Swimming Pool- Assoc. | <b>Exterior Construction:</b> Stucco          |
| <b>Interior Features:</b> Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Smart Wiring, Walk-in Closets, Den/Office   | <b>Cooling:</b> Electric, Heat Pump           |
| <b>Heating:</b> Electric, Heat Pump   | <b>Swimming Pool Description:</b> Association |



**Utilities:** Wired for Cable, Assessments  
Owed, Cable T.V., Water Source:  
City/Municipal, Internet: Cable/DSL, Sewer:  
Hooked-up, Phone: Land Line, Garbage  
Collection, Power Source: City/Municipal

**Garage Spaces:** 2

**Roof Type:** Tile

**Garage Description:** Attached

**Foundation:** Post Tension

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

## FEES & TAXES

**HOA Fees:** \$ 135.00

**HOA Fees Term:** month

**HOA Includes:** Cable T.V., Clubhouse,  
Common Areas, Management, Master & Sub  
HOA, Pool, Tennis Court

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 7

## COURTESY OF

**Listing Agent Name:** Brandon Park

**Listing Agent ID:** B.0143672.LLC

**Contact:** (702) 610-5012

**Listing Office Name:** Mesquite Realty

**Listing Office ID:** AA10760



**RE/MAX**  
RIDGE REALTY