



**\$ 399,000.00**

## **1245 SENTINEL RIDGE, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

This attractive 1,571/SF home is located in Water Barrel, a desirable neighborhood in Sun City Mesquite's active adult community. This desert retreat has a spacious and beautifully landscaped back yard with synthetic turf, towering palm trees and an extended patio allowing ample room for outdoor entertaining. The home has been...

1245 Sentinel Ridge, Mesquite, NV  
89034, USA

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-No
- Single Family
- Active

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Email: [Teerlink.justin@gmail.com](mailto:Teerlink.justin@gmail.com)





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## BASIC FACTS

**MLS #:** 1125151

**Status:** Active

**Type:** HOA-Yes Resale Home Senior Area  
Special Assessment-No

**Year built:** 2008

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Floors:** 1

**Area:** 1571 sq ft

**Lot size:** 0.15 sq ft

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD, Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Water Barrel

**Property Style:** Ranch, 1 story above  
ground

## PROPERTY FEATURES

**Exterior Features:** Curb & Gutter, Fenced-  
Partial, Landscape- Full, Sprinklers- Drip  
System, Sprinklers- Automatic, Trees, Senior  
Only Area, Patio- Covered, Patio- Uncovered,  
Swimming Pool- Assoc., Pickleball Court-HOA

**Exterior Construction:** Stucco

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

**Cooling:** Central Air, Heat Pump

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**Swimming Pool Description:** Association, Concrete/Gunite, Fenced, Heated, HotTub/Spa, In Ground, Indoor

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

**Basement:** None

**Roof Type:** Tile

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

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

**Garage Spaces:** 2

**Foundation:** Slab on Grade

**Community Name:** Anthem at Mesquite: Sun City

## FEES & TAXES

**HOA Fees:** 138.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas, Golf Privileges, Hot Tub/Spa, Management, Master & Sub HOA, Pool, Road Maintenance

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