



\$ 775,000.00

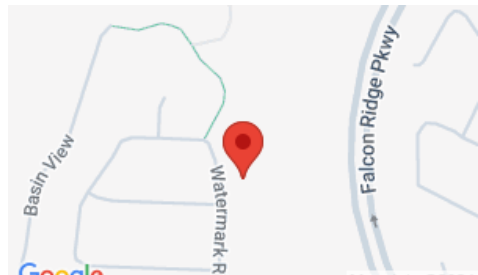
## 1340 WATERMARK RIDGE, MESQUITE, NV 89034, USA

<https://themesquiterealtor.com>

Simply breathtaking! This exquisite home embraces luxurious upgrades inside and out. The generous, elevated .24 acre home site allows the decorative paver patios to expose the remarkable mountain and desert mesa views. The landscaping is distinctive as the outdoor spaces were thoughtfully designed including a custom stone fireplace, outdoor kitchen...

1340 Watermark Ridge, Mesquite,  
NV 89034, USA

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



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Phone: (702) 860-8915

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



## BASIC FACTS

**MLS #:** 1125234

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

**Bedrooms:** 2

**Full Bathrooms:** 2

**Area:** 2384 sq ft

**Status:** Active Under Contract

**Year built:** 2015

**Bathrooms:** 3

**Half Bathrooms:** 1

**Lot size:** 0.24 sq ft

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Prominence Point

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

## PROPERTY FEATURES

**Exterior Features:** Fenced- Partial, Gutters  
& Downspouts, Landscape- Full, Sprinklers-  
Drip System, Trees, View of Mountains, View  
of Valley, Senior Only Area, Patio- Covered,  
Swimming Pool- Assoc.

**Exterior Construction:** Stucco

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**Interior Features:** Ceiling Fans, Central Vacuum, Flooring- Carpet, Flooring- Tile, Window Coverings, Bay Windows, Fireplace, Walk-in Closets, Den/Office

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

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

**Basement:** None

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Includes:** Clubhouse, Common Areas, Golf Privileges, Management, Master & Sub HOA, Pool, Road Maintenance, Tennis Court

**Cooling:** Heat Pump

**Utilities:** Wired for Cable, Assessments Paid, Internet: Cable/DSL, Internet: Satellite/Wireless, Legal Access: Yes, Water Source: Water Company, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water: Potable/Drinking, Sewer: To Property

**Garage Spaces:** 3

**Foundation:** Post Tension

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

**HOA Fees Term:** month

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