



**\$ 749,000.00**

## **1371 PROMINENCE LN, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

Welcome to this stunning 2781 sqft family home in the desirable 55+ Del Webb Sun City Community. Upon entry, you'll appreciate the double suite retreat complete with a walk-in closet, den/office, and 3.5 bathrooms, as well as a 2-car garage. You'll also find a detached casita to create the perfect...

1371 Prominence Ln, Mesquite, NV  
89034, USA

- 3 beds
- 3.5 baths
- HOA-Yes, Resale Home, Special Assessment-Yes
- Single Family
- Active

### **CALL US NOW**

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



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## BASIC FACTS

**MLS #:** 1125168

**Type:** HOA-Yes Resale Home Special  
Assessment-Yes

**Bedrooms:** 3

**Full Bathrooms:** 3

**Floors:** 1

**Lot size:** 0.22 sq ft

**Status:** Active

**Year built:** 2011

**Bathrooms:** 3.5

**Half Bathrooms:** 1

**Area:** 2781 sq ft

## LOCATION DETAILS

**County:** Clark

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

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Prominence Point

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

## PROPERTY FEATURES

**Exterior Features:** Cul-de-sac, Fenced- Full, **Exterior Construction:** Frame, Stucco  
Landscape- Full, Lawn, On Golf Course,  
Sidewalks, Sprinklers- Drip System,  
Sprinklers- Automatic, Trees, View of Golf  
Course, View of Mountains, Garden Area,  
Senior Only Area, Deck(s) Covered,  
Swimming Pool- Assoc., Pickleball Court-HOA

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**Interior Features:** Ceiling Fans, Flooring-Tile, Window Coverings, Mother-in-law Apt., Walk-in Closets, Den/Office

**Swimming Pool Description:** Association, 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, W/D Hookups, Water Heater-Electric, Oven/Range- Electric

**Cooling:** Central Air, Heat Pump

**Utilities:** Wired for Cable, Assessments Owed, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Septic: Not Allowed

**Garage Spaces:** 2

**Foundation:** Post Tension, Slab on Grade

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

## FEES & TAXES

**HOA Fees:** 133.25

**HOA Fees Term:** month

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

## MISCELLANEOUS

**Virtual Tour:** <https://my.matterport.com/show/?m=zXVPuUWNtam>  
<https://my.matterport.com/show/?m=zXVPuUWNtam>

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