



\$ 829,000.00

1425 PROMINENCE LN, MESQUITE, NV 89034, USA

<https://themesquiterealtor.com>

"UNIQUE" in Location, Elevation and Views !!!
Highest elevation in Prominence Point....Overlooking
the 12th Green of the the Conestoga Golf Course.
Beautiful southern orientation provides views of the
valley and the fairway below with the mountains in
the distance. ALL FURNISHINGS IN THE HOME STAY.
Over \$98,000 of upgrades added...

1425 Prominence Ln, Mesquite, NV
89034, USA

- 3 beds
- 3.5 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-Yes
- Single Family
- Active Under Contract

CALL US NOW

Phone: (702) 860-8915

Email: Teerlink.justin@gmail.com



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BASIC FACTS

MLS #: 1125243

Status: Active Under Contract

Type: HOA-Yes Resale Home Senior Area
Special Assessment-Yes

Year built: 2010

Bedrooms: 3

Bathrooms: 3.5

Full Bathrooms: 2

Half Bathrooms: 1

Area: 3072 sq ft

Lot size: 0.22 sq ft

Three Quarter Bathrooms: 1

LOCATION DETAILS

County: Clark

Zoning: PUD, single family

PROPERTY DETAILS

Listing Type: ForSale

Subdivision: Prominence Point

Property Style: 1 story above ground

PROPERTY FEATURES

Exterior Features: Corner Lot, Fenced- Full, **Exterior Construction:** Stucco
Landscape- Full, Lawn, On Golf Course,
Sprinklers- Automatic, Trees, View of City,
View of Golf Course, View of Mountains, View
of Valley, Senior Only Area, Outdoor Lighting,
Patio- Covered, Swimming Pool- Assoc.

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Interior Features: Ceiling Fans, Central Vacuum, Flooring- Carpet, Flooring- Tile, Window Coverings, Walk-in Closets, Den/Office, Furnished- Partial

Swimming Pool Description: Association

Garage Description: Attached

Roof Type: Tile

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

Cooling: Heat Pump

Utilities: Assessments Paid, Cable T.V., Garbage Collection, Power Source: City/Municipal

Garage Spaces: 3

Community Name: Anthem at Mesquite: Sun City

FEES & TAXES

HOA Fees: 133.25

HOA Fees Term: month

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

MISCELLANEOUS

Virtual Tour: <https://www.realtytours.com/tour/12844u>
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