



**\$ 395,000.00**

## **1504 COUGAR CT, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

Step into a beautifully landscaped and easily maintained homesite on a "privacy lot" at the end of a cul-de-sac. The open floor plan features a delightful "eat-in" kitchen and a spacious eating bar for intimate dinners or large gatherings. Dark wood cabinets, stainless appliances, and upgraded tile flooring highlight the...

1504 Cougar Ct, Mesquite, NV  
89034, USA

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-Yes
- Single Family
- Pending

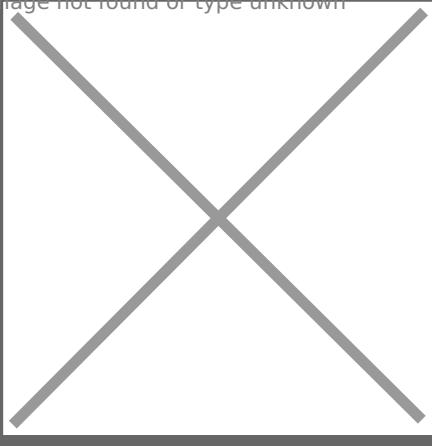
### **CALL US NOW**

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



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## BASIC FACTS

**MLS #:** 1125004

**Status:** Pending

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

**Year built:** 2010

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Floors:** 1

**Area:** 1451 sq ft

**Lot size:** 0.14 sq ft

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential

## PROPERTY DETAILS

**Listing Type:** For Sale

**Subdivision:** Frontier Pass

**Property Style:** 1 story above ground

## PROPERTY FEATURES

**Exterior Features:** Fenced- Partial, Landscape- Full, Sprinklers- Drip System, Senior Only Area, Deck(s) Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Exterior Construction:** Stucco

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Flooring- Wood, Window Coverings, Smart Wiring, Walk-in Closets, Den/Office, Fireplace- Electric

**Cooling:** Central Air, Heat Pump

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**Swimming Pool Description:** Association, In Ground, Indoor

**Utilities:** Wired for Cable, Cable T.V., Water Source: City/Municipal, Internet: Satellite/Wireless, Legal Access: Yes, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Natural Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal, Propane: Not Available

**Garage Description:** Attached, Auto Door(s) **Garage Spaces:** 2

**Basement:** None

**Foundation:** Post Tension

**Roof Type:** Tile

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

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

## FEES & TAXES

**HOA Fees:** 138.00

**HOA Fees Term:** month

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

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