



**\$ 769,000.00**

## **1515 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

Welcome to 1515 Branding Iron Lane! This stunning 3-Bed, 3-bath home is located in a gated community and backs up to along the Conestoga golf course. Step inside and experience the spacious open floor plan that allows for seamless flow & natural light throughout. The heart of this home is the...

1515 Branding Iron Trail, Mesquite,  
NV 89034, USA

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

### **CALL US NOW**

Phone: (702) 860-8915

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



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**BASIC FACTS**

**MLS #:** 1125360

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

**Bedrooms:** 3

**Full Bathrooms:** 3

**Area:** 2408 sq ft

**Status:** Active

**Year built:** 2008

**Bathrooms:** 3

**Floors:** 1

**Lot size:** 0.23 sq ft

**LOCATION DETAILS**

**County:** Clark

**Zoning:** Residential, Residential Townhouses

**PROPERTY DETAILS**

**Listing Type:** ForSale

**Subdivision:** Branding Iron

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

**PROPERTY FEATURES**

**Exterior Features:** Curb & Gutter, Fenced-  
Full, Gated Community, Gutters &  
Downspouts, Landscape- Full, On Golf Course,  
Sprinklers- Drip System, Sprinklers-  
Automatic, Trees, View of Golf Course, View  
of Mountains, Senior Only Area, Deck(s)  
Covered, Outdoor Lighting, Patio- Covered,  
Swimming Pool- Assoc., Pickleball Court-HOA

**Exterior Construction:** Frame, Stucco

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**Interior Features:** Ceiling Fans, Fireplace- Gas, Flooring- Tile, Flooring- Vinyl, Wheelchair Accessible, Window Coverings, Fireplace, Walk-in Closets, Den/Office

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

**Cooling:** Electric, Ground Unit  
**Utilities:** Assessments Owed, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Water Source: Water Company, Sewer: Hooked-up, Phone: Land Line, Propane: Hooked-up, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Propane: Plumbed, Propane: See Remarks

**Garage Description:** Attached, Auto Door(s)**Garage Spaces:** 3

**Basement:** None

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

**Roof Type:** Tile

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

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

## FEES & TAXES

**HOA Fees:** 204.00

**HOA Fees Term:** month

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

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