



\$ 799,900.00

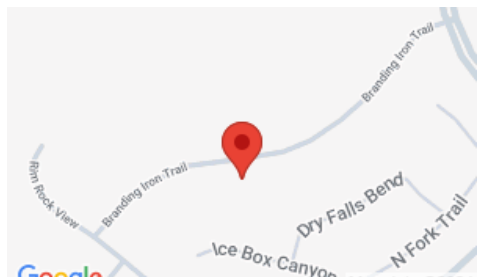
## 1520 BRANDING IRON TRAIL, MESQUITE, NV 89034, USA

<https://themesquiterealtor.com>

This is the view you have been waiting for in Mesquite. Sit out on your large covered patio and enjoy the south/southeast mountain and valley views from this large, .23 acre, lot in the gated Branding Iron community of Sun City Mesquite. This lovely 3072 sf, 3 BD, 3.5BA home...

1520 Branding Iron Trail, Mesquite,  
NV 89034, USA

- 3 beds
- 3.5 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)



## BASIC FACTS

**MLS #:** 1124955

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

**Bedrooms:** 3

**Full Bathrooms:** 3

**Floors:** 1

**Lot size:** 0.23 sq ft

**Status:** Active

**Year built:** 2008

**Bathrooms:** 3.5

**Half Bathrooms:** 1

**Area:** 3072 sq ft

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD, Residential

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Branding Iron

**Property Style:** 1 story above ground

## PROPERTY FEATURES

**Exterior Features:** Fenced- Full, Gated  
Community, Landscape- Full, Sprinklers- Drip  
System, View of City, View of Mountains,  
View of Valley, Senior Only Area, Outdoor  
Lighting, Patio- Covered, Swimming Pool-  
Assoc., Pickleball Court-HOA

**Exterior Construction:** Frame, Stucco

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**Interior Features:** Attic Fan(s), Flooring- Carpet, Flooring- Tile, Window Coverings, Smart Wiring, Walk-in Closets, Den/Office

**Swimming Pool Description:** Association

**Garage Description:** Attached, Heated, Remote Opener, Shelves

**Basement:** None

**Roof Type:** Cement, Tile

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

**Cooling:** Heat Pump

**Utilities:** Assessments Owed, Water Source: City/Municipal, Natural Gas: Not Available

**Garage Spaces:** 3

**Foundation:** Post Tension

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

## FEES & TAXES

**HOA Fees:** 204.25

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

**HOA Fees Term:** month

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