



**\$ 459,900.00**

## **761 PROSPECTOR PT, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

2-BR + den, 3-yrs old, like new. Pool provides convenience & relaxation without restricted community pool hrs. 12'W x 22'L x 5'D pool built by Edgewater with finest pool equipment. Covered patio has dual ceiling fans & extended awning. SID paid-in-full. 26-foot-long 2-car garage has space for bigger vehicles, 2...

761 Prospector Pt, Mesquite, NV  
89034, USA

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

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## BASIC FACTS

**MLS #:** 1125230

**Status:** Active

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

**Year built:** 2021

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 1451 sq ft

**Lot size:** 0.15 sq ft

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Settlers Canyon

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

## PROPERTY FEATURES

**Exterior Features:** Fenced- Partial,  
Landscape- Full, Sidewalks, Sprinklers- Drip  
System, Sprinklers- Automatic, View of  
Mountains, Senior Only Area, Outdoor  
Lighting, Patio- Covered, Swimming Pool-  
Assoc., Swimming Pool- Private, Pickleball  
Court-HOA

**Exterior Construction:** Stucco

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

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

**Garage Description:** Heated, Auto Door(s), Remote Opener, Shelves

**Basement:** None

**Roof Type:** Tile

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

**Cooling:** Central Air, Electric, Heat Pump

**Utilities:** Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Sewer: Hooked-up, Phone: Land Line, Power: Line On Meter, Garbage Collection, Natural Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal

**Garage Spaces:** 2

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

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

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Fees Term:** month

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

## MISCELLANEOUS

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**Virtual Tour:** <https://www.realtytours.com/tour/12839u>  
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