

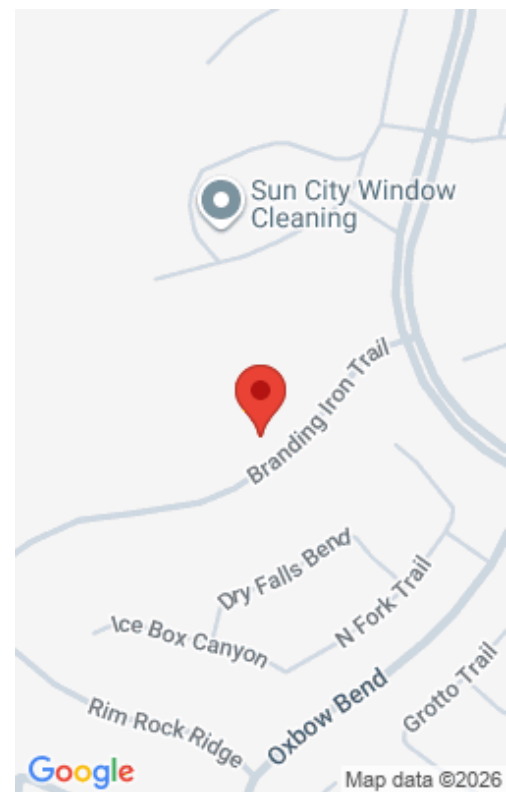


**\$779,700**

**1465 BRANDING IRON TRAIL, MESQUITE, NV  
89034, USA**

<https://stephsellsmesquite.com>

- 2 beds
- 3 baths
- For Sale, Single Family
- Single Family Building
- Active
- 2659 sq ft



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## Basics

**Date added:** Added 12 months ago

**MLS ID:** 1126120

**Status:** Active

**Category:** Single Family Building

**Type:** For Sale, Single Family

**Bedrooms:** 2 beds

**Bathrooms:** 3 baths

**Full Bathrooms:** 2

**Half baths:** 1 half bath

**Floors:** 1 floor

**Area, sq ft:** 2659 sq ft

**Lot size, sq ft:** 0.24 sq ft

**Year built:** 2010

**Modification Time Stamp:** 2025-07-17T04:12:00

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## Building Details

**Exterior Features:** Fenced- Full, Landscape- Full, On Golf Course, Sidewalks, Sprinklers- Drip System, Trees, View of Golf Course, View of Mountains, Senior Only Area, Patio-Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Exterior Construction:** Stucco

**Interior Features:** Ceiling Fans, Flooring- Tile, Window Coverings, Bay Windows, Garden Tub, Walk-in Closets, Den/Office

**Cooling:** Heat Pump

**Heating:** Heat Pump

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

**Utilities:** Wired for Cable, Assessments Paid, Cable T.V., Internet: Cable/DSL, Internet: Satellite/Wireless, Legal Access: Yes, Water Source: Water Company, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water: Potable/Drinking, Sewer: To Property

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

**Basement:** None

**Roof:** Tile

**Foundation:** Post Tension

**Garage Spaces:** 3

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## Rooms

**Total rooms:** 11



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## Amenities & Features

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

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## Property Details

**Property Style:** Ranch, 1 story above ground  
**Property Subtype:** Resale Home, HOA-Yes, Senior Area, Special Assessment-No

**Listing Area:** North of I15  
**Subdivision:** Branding Iron

**Zoning:** PUD  
**Internet Authorization:** Yes

**Days On Market:** 180

**Public Remarks:** This stunning home is located on the Conestoga Golf Course in the exclusive gated community of Branding Iron in Sun City, Mesquite. Situated on a generous quarter acre, this outdoor oasis provides breathtaking views of the golf course & Flat Top Mesa and is perfect for alfresco dining (awesome built-in outdoor kitchen), lounging, or hosting gatherings with friends and family. Two new Bosch air conditioning units (\$20,000) are appreciated and ensure optimal climate control and efficiency year-round. This immaculate property features an expansive open floor plan that seamlessly blends elegance with functionality boasting a custom built entertainment/media center. The large living area effortlessly connects to a gorgeous kitchen, equipped with stainless appliances (double ovens & Insta View French Door Refrigerator), a large island, and ample cabinetry, perfect for both everyday living and entertaining. Both bedrooms have newer wood flooring. The owner's suite hosts a costly bay window that opens the space to the moonlit mesa & the ensuite is luxurious hosting an oversized closet. A rare find is the spacious 3-car garage stacked w/ storage & room for toys. SID is paid in full.

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## Fees & Taxes

**HOA Fees:** 209.00

**HOA Fees Term:** month

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

**Estimated Annual Taxes:** 4937



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## Courtesy Of

**Listing Agent Name:** Michelle Hampsten

**Listing Agent ID:** AA11928

**Listing Agent Preferred Attribution:** (702) 375-1997

**Listing Office Phone:** (702) 000-0000

**Listing Co-Agent License:** S.0191801

**Listing Co-Agent Phone:** (702) 000-0000

**Listing Co-Office Name:** Keller Williams The Market Place

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**Listing Agent License:** S.0067698

**Listing Agent Phone:** (702) 000-0000

**Listing Office Name:** Keller Williams The Market Place

**Listing Co-Agent Name:** Jason Lee

**Listing Co-Agent ID:** AA14693

**Listing Co-Agent Preferred Attribution:** (919) 270-6920

**Listing Co-Office ID:** AA10790

