



**\$ 539,000.00**

## **1091 SPLIT RAIL AVE, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

This single-family Sage Model 2 bed 2 bath + Office is perfectly situated in the Split Rail subdivision on an elevated lot. Premium views of the golf course, lake, and mesas. Enjoy a 55+ lifestyle with a short walk to the resort-style community center. Indulge in luxury with a brand...

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



### **CALL US NOW**

Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

Address: [realtor@annie.black](mailto:realtor@annie.black)



## BASIC FACTS

**Date added:** 06/10/24

**Post Updated:** 2024-08-15 09:20:02

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

**Status:** Active

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 1814 sq ft

**Lot size:** 0.14 sq ft

**Year built:** 2008

**MLS #:** 1125458

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD, Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Split Rail

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

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Fees Term:** month

**HOA Includes:** Cable T.V., Clubhouse,  
Common Areas, Golf Privileges, Hot Tub/Spa,  
Management, Master & Sub HOA, Pool, Road  
Maintenance, Tennis Court, Yard Maint- Front

## CALL US NOW

Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

Address: realtor@annie.black



## PROPERTY FEATURES

**Exterior Features:** Curb & Gutter, Fenced- Full, Landscape- Full, Sprinklers- Drip System, Sprinklers- Automatic, Trees, View of Golf Course, View of Lake, View of Mountains, View of Valley, Senior Only Area, Outdoor Lighting, Patio- Covered, Swimming Pool- Assoc.

**Interior Features:** Alarm/Security System, Ceiling Fans, Flooring- Carpet, Flooring- Tile, Flooring- Wood, Window Coverings, Garden Tub, Home Theater Surround, Hot Tub/Spa, Smart Wiring, Walk-in Closets, Den/Office

**Heating:** Electric, Heat Pump

**Utilities:** Wired for Cable, Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal

**Garage Spaces:** 2

**Foundation:** Post Tension

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

**Exterior Construction:** Stone, Stucco

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

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

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

**Basement:** None

**Roof Type:** Tile

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

## MISCELLANEOUS

**Virtual Tour:** <https://youtu.be/01gSzx86bks>

### CALL US NOW

Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

Address: [realtor@annie.black](mailto:realtor@annie.black)



## COURTESY OF

**Listing Agent Name:** Lacey Davids

**Listing Agent ID:** S.0199676

**Listing Office Name:** eXp Realty

**Listing Office ID:** AA11043

**Contact Info:** (435) 418-0489

## CALL US NOW

Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

Address: [realtor@annie.black](mailto:realtor@annie.black)

