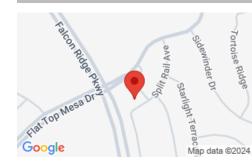


1091 SPLIT RAIL AVE, MESQUITE, NV 89034, USA

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



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Phone: 702-872-2222

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



BASIC FACTS

Date added: 06/10/24 **Post Updated:** 2024-08-15 09:20:02

Type: HOA-Yes Resale Home Senior Area
Status: Active

Special Assessment-Yes

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

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PROPERTY FEATURES

Exterior Features: Curb & Gutter, Fenced- Exterior Construction: Stone, Stucco

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, Cooling: Central Air, Electric, Heat Pump

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 Swimming Pool Description: Association,

Fenced, Heated, HotTub/Spa, In Ground,

Indoor

Utilities: Wired for Cable, Assessments Paid, Garage Description: Attached, Auto

Cable T.V., Water Source: City/Municipal, Door(s), Remote Opener

Internet: Cable/DSL, Sewer: Hooked-up,

Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal

Garage Spaces: 2 Basement: None

Foundation: Post Tension Roof Type: Tile

Community Name: Anthem at Mesquite: Appliances: Dishwasher, Garbage Disposal, Sun City Microwave, Refrigerator, W/D Hookups, Water

Heater- Electric, Water Softener,

Oven/Range- Electric, Water Filter System

MISCELLANEOUS

Virtual Tour: https://youtu.be/01gSzx86bks

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COURTESY OF

Listing Agent Name: Lacey Davids **Listing Agent ID:** S.0199676

Contact Info: (435) 418-0489

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