



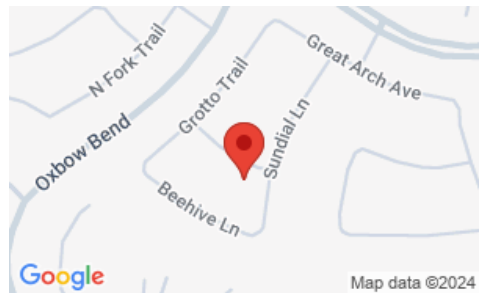
**\$ 349,900.00**

## **1318 SPRINGDALE LN, MESQUITE, NV 89034, USA**

<https://mesquitenvrealtor.com>

Welcome to 1318 Springdale Lane, a beautifully maintained 2-bedroom, 2-bathroom home, spanning 1,390 sq. ft., located in the sought-after active adult community of Sun City Mesquite. This property is designed for comfort and effortless living, offering both style and functionality. Step inside to discover tile and luxury vinyl plank flooring...

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-No
- 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:** 12/10/24

**Post Updated:** 2024-12-22 02:20:15

**Type:** HOA-Yes Resale Home Senior Area  
Special Assessment-No

**Status:** Active

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Area:** 1390 sq ft

**Lot size:** 0.11 sq ft

**Year built:** 2008

**MLS #:** 1125966

## LOCATION DETAILS

**County:** Clark

**Zoning:** Residential, single family

## PROPERTY DETAILS

**Listing Type:** ForSale

**Listing Area:** North of I15

**Subdivision:** Water Barrel

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

## FEES & TAXES

**HOA Fees:** 134.00

**HOA Fees Term:** month

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

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## PROPERTY FEATURES

**Exterior Features:** Curb & Gutter, Fenced- Full, Landscape- Full, Sidewalks, Sprinklers- Drip System, Sprinklers- Automatic, Trees, Senior Only Area, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring- Tile, Flooring- Vinyl, Wheelchair Accessible, Window Coverings, Walk-in Closets, Den/Office

**Heating:** Electric, Heat Pump

**Utilities:** Assessments Paid, Cable T.V., Water Source: City/Municipal, Internet: Cable/DSL, Internet: Satellite/Wireless, Water Source: Water Company, Legal Access: No, Sewer: Hooked-up, Phone: Land Line, Garbage Collection, Natural Gas: Not Available, Phone: Cell Service, Power Source: City/Municipal, Septic: Not Allowed

**Garage Spaces:** 2

**Roof Type:** Tile

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

**Exterior Construction:** Frame, Stucco

**Cooling:** Electric, Ground Unit, Heat Pump

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

**Garage Description:** Attached

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

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

## COURTESY OF

**Listing Agent Name:** John Larson

**Listing Agent ID:** S.0077352

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**Listing Office Name:** RE/MAX Ridge Realty **Listing Office ID:** AA10222

**Contact Info:** (702) 808-2542

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