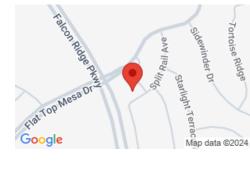


# 1091 SPLIT RAIL AVE, MESQUITE, NV 89034, USA

https://homesforsalemesquitenevada.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
- Single Family
- ForSale
- Active





#### **BASIC FACTS**

**Date added:** 06/07/24 **Post Updated:** 2024-08-16 05:15:04

**Type:** Single Family **Status:** Active

Bedrooms: 2 Bathrooms: 2

Full Bathrooms: 2 Area: 1814 sq ft

**Lot size:** 0.14 sq ft **Year built:** 2008

MLS #: 1125458

#### **PROPERTY DETAILS**

Subdivision: Split Rail Listing Area: North of 115

Property Style: Ranch, 1 story above

ground

#### **LOCATION DETAILS**

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

#### **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.



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

Interior Features: Alarm/Security System, Cooling: Central Air, Electric, Heat Pump Ceiling Fans, Flooring- Carnet, Flooring- Tile

Heating: Electric, Heat Pump

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

Door(s), Remote Opener

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

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 Basement: None

Foundation: Post Tension Roof Type: Tile

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

Oven/Range- Electric, Water Filter System

### **FEES & TAXES**

**HOA Fees:** \$ 135.00 **HOA Fees Term:** month

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

# **ROOMS & UNITS DESCRIPTION**

Total Rooms: 10



## **COURTESY OF**

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

Contact: (435) 418-0489 Listing Office Name: eXp Realty

**Listing Office ID:** AA11043

