



**\$ 459,000.00**

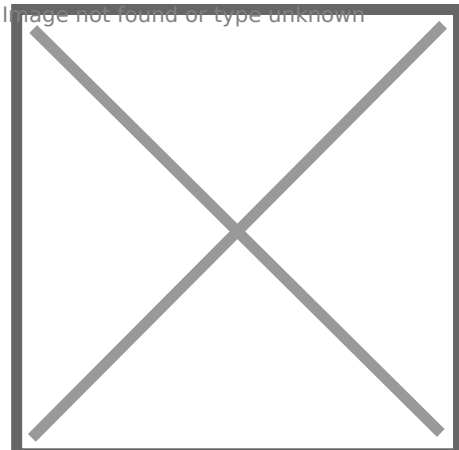
## **1113 SPLIT RAIL AVE MESQUITE NV 89034**

<https://homesforsalemesquitenevada.com>

Experience unparalleled outdoor living from this premium, elevated lot overlooking multiple golf course fairways! This is the location you've been waiting for, offering breathtaking views of the southern mountains and western mesas. The backyard is an entertainer's paradise, featuring extended custom pavers, a full-width pergola with stucco columns, a cozy...

- 2 beds
- 2 baths
- Single Family
- ForSale
- Active

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**BASIC FACTS**

**Date added:** 11/12/25

**Type:** Single Family

**Bedrooms:** 2

**Full Bathrooms:** 2

**Lot size:** 0.15 sq ft

**MLS #:** 1127079

**Post Updated:** 2025-11-12 16:47:43

**Status:** Active

**Bathrooms:** 2

**Area:** 1676 sq ft

**Year built:** 2008

**PROPERTY DETAILS**

**Subdivision:** Split Rail

**Listing Area:** North of I15

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

**LOCATION DETAILS**

**County:** Clark

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

**PROPERTY FEATURES**

**Exterior Features:** Corner Lot, Curb & Gutter, Fenced- Full, Landscape- Full, 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:** Stone, Stucco



**Interior Features:** Ceiling Fans, Flooring- Tile, Flooring- Vinyl, Window Coverings, Home Theater Surround, Smart Wiring, Walk-in Closets, Den/Office, Fireplace- Electric

**Heating:** Heat Pump

**Swimming Pool Description:** Association, HotTub/Spa, Indoor

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

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

**Garage Spaces:** 3

**Basement:** None

**Foundation:** Post Tension

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** \$ 140.00

**HOA Fees Term:** month

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

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 9



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## COURTESY OF

**Listing Agent Name:** Michelle Hampsten

**Listing Agent ID:** B.1003420LLC

**Contact:** (702) 375-1997

**Listing Office Name:** Sun City Realty

**Listing Office ID:** AA10752



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