



**\$ 479,900.00**

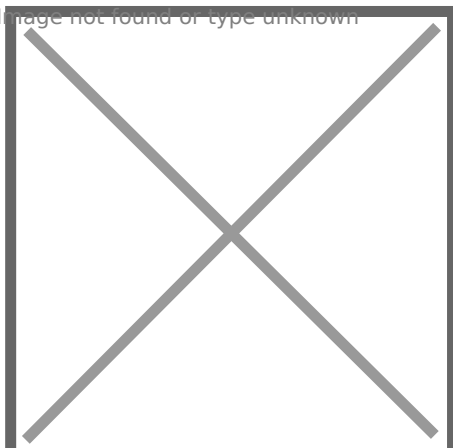
## **1185 HITCHING POST POINT, MESQUITE, NV 89034, USA**

<https://homesforsalemesquitenevada.com>

**FURNISHED!!!**Your new home awaits you in the desirable Sun City community, known for its vibrant lifestyle and abundant amenities. Residents enjoy access to a fantastic clubhouse, state-of-the-art workout facilities, refreshing swimming pools, and a variety of social events. This custom home is situated on a large lot, featuring low maintenance...

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

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## BASIC FACTS

<b>Date added:</b> 06/08/24	<b>Post Updated:</b> 2024-06-08 20:45:18
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Full Bathrooms:</b> 2	<b>Area:</b> 2248 sq ft
<b>Lot size:</b> 0.22 sq ft	<b>Year built:</b> 2007
<b>MLS #:</b> 1125461	

## PROPERTY DETAILS

<b>Subdivision:</b> Split Rail	<b>Listing Area:</b> North of I15
<b>Property Style:</b> Spanish, 1 story above ground, Tuscan	

## LOCATION DETAILS

<b>County:</b> Clark	<b>Zoning:</b> PUD, Residential, single family
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## PROPERTY FEATURES

<b>Exterior Features:</b> Cul-de-sac, Curb & Gutter, Fenced- Partial, Landscape- Full, Sprinklers- Drip System, Sprinklers- Automatic, Trees, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA	<b>Exterior Construction:</b> Stucco
<b>Interior Features:</b> Ceiling Fans, Flooring- Tile, Den/Office	<b>Cooling:</b> Heat Pump



**Heating:** Heat Pump

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

**Utilities:** Assessments Paid, Water Source: City/Municipal, Legal Access: Yes, Sewer: Hooked-up, Garbage Collection, Power Source: City/Municipal

**Garage Description:** Attached

**Garage Spaces:** 2

**Foundation:** Slab on Grade

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** \$ 135.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas, Hot Tub/Spa, Management, Pool, Single HOA only, Tennis Court

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 9

## COURTESY OF

**Listing Agent Name:** Cindy Risinger

**Listing Agent ID:** BS.0035691

**Contact:** (702) 808-2498

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

**Listing Office ID:** AA10222



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