



\$ 762,000.00

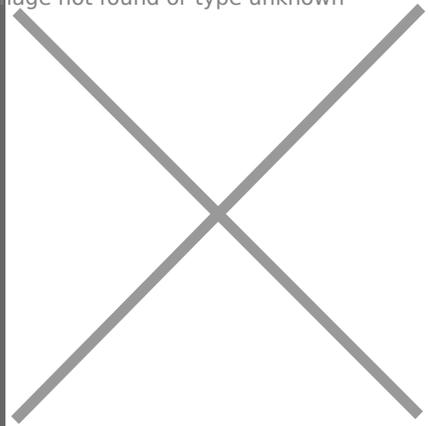
## 1197 BLUFF SHADOW CT MESQUITE NV 89034

<https://homesforsalemesquitenevada.com>

Experience the pinnacle of desert luxury in this immaculately maintained, turnkey oasis within Sun City Mesquite. This rare, snowbird-owned retreat is situated on an expansive quarter-acre lot, offering a resort-style backyard that redefines outdoor living. Dive into the custom 15,000-gallon pool with cascading waterfalls and a built-in spa, or unwind...

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

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## BASIC FACTS

**Date added:** 02/23/26

**Type:** Single Family

**Bedrooms:** 3

**Full Bathrooms:** 2

**Floors:** 1

**Lot size:** 0.25 sq ft

**MLS #:** 1127413

**Post Updated:** 2026-02-23 08:39:28

**Status:** Active

**Bathrooms:** 3

**Half Bathrooms:** 1

**Area:** 2408 sq ft

**Year built:** 2007

## PROPERTY DETAILS

**Subdivision:** Split Rail

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

**Listing Area:** North of I15

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD, Residential

## PROPERTY FEATURES

**Exterior Features:** Cul-de-sac, Curb & Gutter, Fenced- Full, Landscape- Full, Sidewalks, Sprinklers- Drip System, Trees, View of Mountains, Senior Only Area, Outdoor Lighting, Swimming Pool- Private, Pickleball Court-HOA

**Exterior Construction:** Stucco



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**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Garden Tub, Hot Tub/Spa, Walk-in Closets, Den/Office

**Heating:** Heat Pump

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

**Garage Spaces:** 2

**Foundation:** Post Tension

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

**Cooling:** Central Air, Electric, Heat Pump

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

**Garage Description:** Attached, Auto Door(s), Shelves

**Basement:** None

**Roof Type:** Cement, Tile

## FEES & TAXES

**HOA Fees:** \$ 145.00

**HOA Fees Term:** month

**HOA Includes:** Common Areas, Master & Sub HOA, Pool, Road Maintenance, Tennis Court

## MISCELLANEOUS

**Virtual Tour:** <https://www.youtube.com/watch?v=84JLryetFT8>

## COURTESY OF

**Listing Agent Name:** Michelle Hampsten

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



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

**Listing Office Name:** Sun City Realty

**Listing Office ID:** AA10752

