



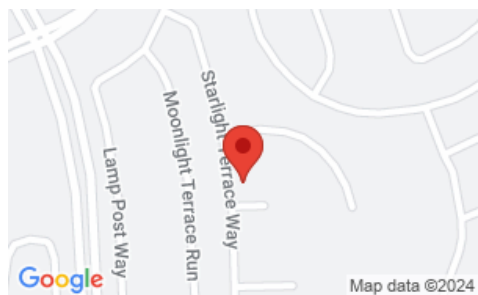
**\$ 535,000.00**

## **1205 BLUFF SHADOW CT, MESQUITE, NV 89034, USA**

<https://homesforsalemesquitenevada.com>

This 2,409/sf Sun City Willow is located in Split Rail, a thriving community in Del Webb's active adult Mesquite development. The home is situated on a corner lot and the setting is gorgeous. Enjoy the seclusion and room of this quarter acre home site. The back yard is beautifully landscaped,...

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



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BASIC FACTS

<b>Date added:</b> 03/26/24	<b>Post Updated:</b> 2024-03-26 10:07:44
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2.5
<b>Full Bathrooms:</b> 2	<b>Half Bathrooms:</b> 1
<b>Area:</b> 2408 sq ft	<b>Lot size:</b> 0.26 sq ft
<b>Year built:</b> 2007	<b>MLS #:</b> 1125273

PROPERTY DETAILS

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

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- Full, Landscape- Full, Sprinklers- Drip System, Sprinklers- Automatic, Trees, Senior Only Area, Patio-Covered, Swimming Pool- Assoc., Pickleball Court-HOA	<b>Exterior Construction:</b> Stucco
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**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Garden Tub, Walk-in Closets, Den/Office

**Heating:** Electric, Heat Pump

**Utilities:** Wired for Cable, 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

**Foundation:** Slab on Grade

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

**Cooling:** Central Air, Electric

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

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

**Basement:** None

**Roof Type:** Tile

## FEES & TAXES

**HOA Fees:** \$ 135.00

**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:** 12

## COURTESY OF

**Listina Agent Name:** Tiffani Jacobs

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Rivers Edge

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