



**\$ 535,000.00**

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

<https://homesforsalesmesquitenevada.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

Image not found or type unknown



**RE/MAX**  
RIDGE REALTY

BASIC FACTS

**Date added:** 03/26/24

**Type:** Single Family

**Bedrooms:** 3

**Full Bathrooms:** 2

**Area:** 2408 sq ft

**Year built:** 2007

**Post Updated:** 2024-03-26 10:07:44

**Status:** Active

**Bathrooms:** 2.5

**Half Bathrooms:** 1

**Lot size:** 0.26 sq ft

**MLS #:** 1125273

PROPERTY DETAILS

**Subdivision:** Split Rail

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

**Listing Area:** North of I15

LOCATION DETAILS

**County:** Clark

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

PROPERTY FEATURES

**Exterior Features:** 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

**Exterior Construction:** Stucco



**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

**Listina Agent ID:** S.0049221



**Contact:** (702) 812-5129

**Listing Office Name:** Realty One Group  
Rivers Edge

**Listing Office ID:** AA10174



**RE/MAX**  
RIDGE REALTY