



\$ 399,000.00

## 1246 WEEPING ROCK TRL MESQUITE NV 89034

<https://homesforsalesmesquitenevada.com>

A stunning custom water feature with tranquil flowing sounds sets a relaxing tone from the moment you arrive, perfectly complementing this popular and highly desirable floor plan located in the prestigious Sun City Mesquite golf community. Ideally situated on a spacious pool-sized homesite, the fully fenced backyard showcases a tranquil...

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

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## BASIC FACTS

**Date added:** 06/12/26

**Type:** Single Family

**Bedrooms:** 2

**Full Bathrooms:** 2

**Area:** 1676 sq ft

**Year built:** 2009

**Post Updated:** 2026-06-12 11:58:53

**Status:** Active

**Bathrooms:** 2

**Floors:** 1

**Lot size:** 0.14 sq ft

**MLS #:** 1127786

## PROPERTY DETAILS

**Subdivision:** Water Barrel

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

**Listing Area:** North of I15

## LOCATION DETAILS

**County:** Clark

**Zoning:** PUD, Residential

## PROPERTY FEATURES

**Exterior Features:** Curb & Gutter, Fenced-Full, Landscape- Full, Sidewalks, Sprinklers-Drip System, Trees, View of Mountains, Senior Only Area, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA

**Interior Features:** Ceiling Fans, Flooring-Carpet, Flooring- Tile, Window Coverings, Walk-in Closets, Den/Office

**Exterior Construction:** Stucco

**Cooling:** Heat Pump



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**Heating:** Heat Pump

**Swimming Pool Description:** Association

**Utilities:** Wired for Cable, Assessments Paid, Cable T.V., Water Source: City/Municipal, Legal Access: Yes, Phone: Land Line, Garbage Collection, Phone: Cell Service, Power Source: City/Municipal, Water: Potable/Drinking, Sewer: To Property

**Garage Description:** Auto Door(s)

**Garage Spaces:** 3

**Basement:** None

**Foundation:** Post Tension

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** \$ 145.00

**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

## COURTESY OF

**Listing Agent Name:** Jim Hinson

**Listing Agent ID:** B.1003330.LLC

**Contact:** (208) 630-4909

**Listing Office Name:** Sun City Realty

**Listing Office ID:** AA10752



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