



\$ 369,000.00

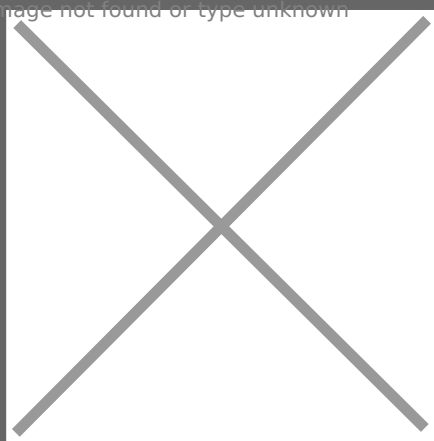
1305 COTTAGE RDG MESQUITE NV 89034

<https://homesforsalesmesquitenevada.com>

One of the most premium, highly upgraded Cottage series homes in Sun City Mesquite! Truly better than new, this turnkey property needs absolutely nothing and commands a massive, premier corner homesite with nearly \$75K invested in high-end, intentional landscaping and custom aftermarket upgrades. The fully fenced backyard is an expansive...

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

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BASIC FACTS

Date added: 06/15/26

Type: Single Family

Bedrooms: 2

Full Bathrooms: 2

Area: 1240 sq ft

Year built: 2020

Post Updated: 2026-06-15 10:52:55

Status: Active

Bathrooms: 2

Floors: 1

Lot size: 0.17 sq ft

MLS #: 1127791

PROPERTY DETAILS

Subdivision: Settlers Canyon

Property Style: Spanish, 1 story above ground

Listing Area: North of I15

LOCATION DETAILS

County: Clark

Zoning: PUD

PROPERTY FEATURES

Exterior Features: Corner Lot, 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

Exterior Construction: Stucco



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Interior Features: Flooring- Carpet,
Flooring- Tile, Window Coverings, Walk-in
Closets

Heating: Heat Pump

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

Garage Spaces: 2

Foundation: Post Tension

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

Cooling: Heat Pump

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

Garage Description: Remote Opener, Air
Conditioned

Basement: None

Roof Type: Tile

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,
Single HOA only, Tennis Court

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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