



\$ 395,000.00

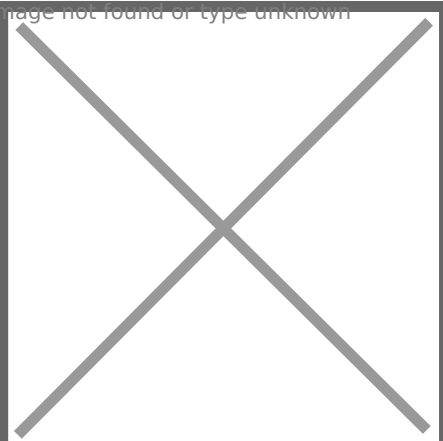
## 1308 HERITAGE TRAIL MESQUITE NV 89034

<https://homesforsalemesquitenevada.com>

This gorgeous home is located in Saddle Horn, a desirable neighborhood in Sun City Mesquite's active adult community. This desert retreat offers an expansive view of Flat Top Mesa and surrounding natural scape and is situated on a spacious pie-shaped home site. The yard has been landscaped with genuine artistry-paver...

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

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## BASIC FACTS

**Date added:** 06/17/26

**Type:** Single Family

**Bedrooms:** 2

**Full Bathrooms:** 2

**Area:** 1571 sq ft

**Year built:** 2009

**Post Updated:** 2026-06-17 06:22:39

**Status:** Active

**Bathrooms:** 2

**Floors:** 1

**Lot size:** 0.17 sq ft

**MLS #:** 1127796

## PROPERTY DETAILS

**Subdivision:** Saddle Horn

**Listing Area:** North of I15

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

## LOCATION DETAILS

**County:** Clark

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

## PROPERTY FEATURES

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

**Exterior Construction:** Stucco



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**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Tile, Window Coverings, Home Theater Surround, Hot Tub/Spa, 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, Microwave, Refrigerator, W/D Hookups, Washer & Dryer, Water Heater- Electric, Water Softener, Oven/Range- Electric, Water Filter System

**Cooling:** Central Air, Electric

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

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

**Basement:** None

**Roof Type:** Tile

## FEES & TAXES

**HOA Fees:** \$ 145.00

**HOA Fees Term:** month

**HOA Includes:** Common Areas, Hot Tub/Spa, Management, Master & Sub HOA, Pool, Road Maintenance, Tennis Court

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 9

## COURTESY OF



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Rivers Edge

**Listing Office ID:** AA10174



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