



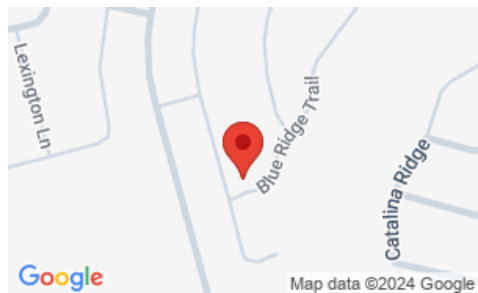
\$ 419,000.00

## 1314 MANASSAS RIDGE, MESQUITE, NV 89027, USA

<https://homesforsalesmesquitenevada.com>

Vacation Rental - Short Term Rental Approved HOA.  
Fully Furnished Home. Exciting opportunity for  
investors. Great location in the new highly sought  
after Cambria subdivision. One of the few  
subdivisions in Mesquite that offer owners the  
opportunity to use their home as a "vacation rental"  
when they are not here...

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



**RE/MAX**  
RIDGE REALTY

## BASIC FACTS

**Date added:** 09/08/24

**Type:** Single Family

**Bedrooms:** 3

**Full Bathrooms:** 1

**Area:** 1459 sq ft

**Year built:** 2021

**Post Updated:** 2024-10-08 05:30:08

**Status:** Active

**Bathrooms:** 2

**Three Quarter Bathrooms:** 1

**Lot size:** 0.13 sq ft

**MLS #:** 1125680

## PROPERTY DETAILS

**Subdivision:** Cambria

**Listing Area:** North of I15

**Property Style:** 1 story above ground

## LOCATION DETAILS

**County:** Clark

**Zoning:** single family

## PROPERTY FEATURES

**Exterior Features:** Fenced- Full, Landscape- Full, Trees, Patio- Covered, Vacation Rentals Allowed

**Exterior Construction:** Stucco

**Interior Features:** Ceiling Fans, Flooring- Carpet, Flooring- Vinyl, Window Coverings, Vaulted Ceilings, Walk-in Closets, Furnished- Full

**Cooling:** Heat Pump

**Heating:** Heat Pump

**Utilities:** Cable T.V., Garbage Collection



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**Garage Description:** Attached

**Garage Spaces:** 2

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** \$ 80.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas, Master & Sub HOA, Road Maintenance

## ROOMS & UNITS DESCRIPTION

**Total Rooms:** 9

## MISCELLANEOUS

**Virtual Tour:** <https://www.realtytours.com/tour/13125u>

## COURTESY OF

**Listing Agent Name:** Melanie Cohen

**Listing Agent ID:** S.0058844

**Contact:** (702) 860-1514

**Listing Office Name:** Premier Properties of Mesquite

**Listing Office ID:** AA10214



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