



\$ 1,050,000.00

## 1460 BLUE RIDGE TRL MESQUITE NV 89027

<https://homesforsalesmesquitenevada.com>

Double master floor plan on an elevated view lot with panoramic mountain & valley views, heated infinity-edge PebbleTec pool with waterfall edge, spa/Jacuzzi hot tub, oversized 3-car garage & vacation rental approved HOA. Backyard features large pool with swim shelf/sunning step, tile accents, cool deck, stamped concrete covered patio, mounted...

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

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## BASIC FACTS

**Date added:** 05/26/26

**Type:** Single Family

**Bedrooms:** 3

**Full Bathrooms:** 3

**Lot size:** 0.25 sq ft

**MLS #:** 1127730

**Post Updated:** 2026-05-26 14:32:24

**Status:** Active

**Bathrooms:** 3

**Area:** 2182 sq ft

**Year built:** 2022

## 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:** Curb & Gutter, Fenced-Full, Landscape- Full, Sidewalks, View of Mountains, Outdoor Lighting, Patio- Covered, Swimming Pool- Private, Vacation Rentals Allowed

**Exterior Construction:** Stucco

**Interior Features:** Ceiling Fans, Flooring-Tile, Window Coverings, Hot Tub/Spa, Vaulted Ceilings, Walk-in Closets, Fireplace- Electric

**Cooling:** Central Air, Electric



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**Swimming Pool Description:** HotTub/Spa,  
In Ground, Private

**Utilities:** Water Source: City/Municipal,  
Sewer: Hooked-up, Power Source:  
City/Municipal

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

**Garage Spaces:** 3

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** \$ 80.00

**HOA Fees Term:** month

**HOA Includes:** Common Areas, Master & Sub  
HOA, Road Maintenance, Yard Maint- Front

## COURTESY OF

**Listing Agent Name:** Ann Black

**Listing Agent ID:** S.0172716

**Contact:** (702) 872-2222

**Listing Office Name:** eXp Realty

**Listing Office ID:** AA11043



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