



**\$ 310,000.00**

## **525 COTTONWOOD AVE OVERTON NV 89040**

<https://homesforsalemesquitenevada.com>

Discover a unique desert retreat on 2.03 acres in a quiet rural Southwest community, just one hour from Las Vegas and near Lake Mead. This recently remodeled, artist-owned modular home offers a cabin-like feel with industrial design touches, creating a warm, creative, and inviting atmosphere. The property features large outdoor decks...

- 2 beds
- 2 baths
- Manufactured
- ForSale
- Active

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## BASIC FACTS

**Date added:** 01/20/26

**Post Updated:** 2026-01-20 01:04:03

**Type:** Manufactured

**Status:** Active

**Bedrooms:** 2

**Bathrooms:** 2

**Full Bathrooms:** 2

**Floors:** 1

**Area:** 924 sq ft

**Lot size:** 2.03 sq ft

**Year built:** 1982

**MLS #:** 1127267

## PROPERTY DETAILS

**Subdivision:** None (No Subdivision)

**Listing Area:** Moapa Valley

**Property Style:** 1 story above ground

## LOCATION DETAILS

**County:** Clark

**Zoning:** Horse Property, Rural-Residential, Manufactured Housing

## PROPERTY FEATURES

**Exterior Features:** Horse Property, View of Mountains **Exterior Construction:** Siding-Aluminum

**Interior Features:** Window Coverings

**Cooling:** Evap Cooler

**Heating:** Furnace

**Utilities:** Internet: Cable/DSL, Legal Access: Yes, Water Source: Water Company, Septic: Has Tank, Phone: Land Line, Phone: Cell Service, Power Source: City/Municipal



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**Foundation:** Crawl Space, Permanently Attached

**Roof Type:** Composition, Shingle

**Appliances:** Dishwasher, Water Heater-Electric, Oven/Range- Electric

## FEES & TAXES

**HOA Fees:** \$ 0.00

## COURTESY OF

**Listing Agent Name:** Natalie Hafen

**Listing Agent ID:** B.34833 LLC

**Contact:** (702) 806-7084

**Listing Office Name:** ERA Brokers Consolidated, Inc.

**Listing Office ID:** AA10190



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