



**\$ 485,000.00**

## **1097 SPLIT RAIL AVE, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

Welcome to 1097 Split Rail Avenue. This 2 bedroom 2 bathroom & Den Home is located in Split Rail, which is just steps away from all the wonderful Sun City Mesquite Amenities that are offered. The Laurel model, features separated bedrooms, 2 full bathrooms & Den/Office Space. Beautiful Vinyl floors...

1097 Split Rail Ave, Mesquite, NV  
89034, USA

- 2 beds
- 2 baths
- HOA-Yes, Resale Home, Special Assessment-No
- Single Family
- Active

### **CALL US NOW**

Phone: (702) 860-8915

Email: [Teerlink.justin@gmail.com](mailto:Teerlink.justin@gmail.com)



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## BASIC FACTS

<b>MLS #:</b> 1125352	<b>Status:</b> Active
<b>Type:</b> HOA-Yes Resale Home Special Assessment-No	<b>Year built:</b> 2008
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Full Bathrooms:</b> 2	<b>Area:</b> 1571 sq ft
<b>Lot size:</b> 0.15 sq ft	

## LOCATION DETAILS

<b>County:</b> Clark	<b>Zoning:</b> Residential, single family
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## PROPERTY DETAILS

<b>Listing Type:</b> ForSale	<b>Subdivision:</b> Split Rail
<b>Property Style:</b> 1 story above ground	

## PROPERTY FEATURES

<b>Exterior Features:</b> Curb & Gutter, Fenced- Full, Gutters & Downspouts, Landscape- Full, Sidewalks, Sprinklers- Automatic, Trees, View of City, View of Golf Course, View of Mountains, Senior Only Area, Patio- Covered, Swimming Pool- Assoc., Pickleball Court-HOA	<b>Exterior Construction:</b> Frame, Stucco
<b>Interior Features:</b> Ceiling Fans, Flooring- Carpet, Flooring- Laminate, Flooring- Tile, Wheelchair Accessible, Window Coverings, Walk-in Closets, Den/Office	<b>Cooling:</b> Electric, Ground Unit

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**Utilities:** Water Source: City/Municipal,  
Internet: Satellite/Wireless, Water Source:  
Water Company, Sewer: Hooked-up, Garbage  
Collection, Phone: Cell Service, Power Source:  
City/Municipal, Propane: Not Available

**Garage Spaces:** 2

**Foundation:** Permanently Attached, Post  
Tension, Slab on Grade

**Community Name:** Anthem at Mesquite:  
Sun City

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

**Basement:** None

**Roof Type:** Tile

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

## FEES & TAXES

**HOA Fees:** 134.00

**HOA Fees Term:** month

**HOA Includes:** Clubhouse, Common Areas,  
Golf Privileges, Hot Tub/Spa, Management,  
Master & Sub HOA, Pool, Tennis Court

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