



**\$ 535,000.00**

## **1205 BLUFF SHADOW CT, MESQUITE, NV 89034, USA**

<https://themesquiterealtor.com>

This 2,409/sf Sun City Willow is located in Split Rail, a thriving community in Del Webb's active adult Mesquite development. The home is situated on a corner lot and the setting is gorgeous. Enjoy the seclusion and room of this quarter acre home site. The back yard is beautifully landscaped,...

1205 Bluff Shadow Ct, Mesquite,  
NV 89034, USA

- 3 beds
- 2.5 baths
- HOA-Yes, Resale Home, Senior Area, Special Assessment-No
- Single Family
- Active

### **CALL US NOW**

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## BASIC FACTS

**MLS #:** 1125273

**Type:** HOA-Yes Resale Home Senior Area  
Special Assessment-No

**Bedrooms:** 3

**Full Bathrooms:** 2

**Area:** 2408 sq ft

**Status:** Active

**Year built:** 2007

**Bathrooms:** 2.5

**Half Bathrooms:** 1

**Lot size:** 0.26 sq ft

## LOCATION DETAILS

**County:** Clark

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

## PROPERTY DETAILS

**Listing Type:** ForSale

**Subdivision:** Split Rail

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

## PROPERTY FEATURES

**Exterior Features:** Cul-de-sac, Curb &  
Gutter, Fenced- Full, Landscape- Full,  
Sprinklers- Drip System, Sprinklers-  
Automatic, Trees, 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, Garden Tub, Walk-in Closets, Den/Office

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

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

**Basement:** None

**Roof Type:** Tile

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

**Cooling:** Central Air, Electric

**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

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

## FEES & TAXES

**HOA Fees:** 135.00

**HOA Fees Term:** month

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

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