

Simply stunning custom luxury estate!

9404 Tournament Canyon Drive Las Vegas NV 89144

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.216.4663



"I'M CALLING KEN"
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LUXURY HOME DESCRIPTION

Simply stunning custom luxury estate located in prestigious guard gated Canyon Fairways in Summerlin, Las Vegas, on an ideal lot next to a park/greenbelt. The lush green landscaping and the extensive use of arches and stacked stone give this luxury estate home superb curb appeal which complements the surrounding custom multi-million dollar homes in this ultra-exclusive community. The magnificent interior boasts tumbled travertine flooring, a private office, formal dining with wood beam ceilings, floor to ceiling windows which maximize the beautiful views and plantation shutters throughout. The gourmet kitchen is equipped with a large granite island, dacor appliances, cherry cabinetry and it opens up to the large living room. Upstairs is a bonus game room for family fun! Relax in the spacious master retreat with a large balcony that offers spectacular luxury views! For the entertainer at heart, there's a gorgeous backyard oasis with a solar heated salt water pool/spa, a fireplace and a covered patio!

MLS#: 12141149

PRICE: \$939,900

APPRX. SQ. FT: 4,199 sq.ft

LOCATION: Canyon Fairways

ZIPCODE: 89144

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

9404 Tournament Canyon Drive Las Vegas NV 89144

Single Family Property

Status: Contingent Offer

County: Clark

Community Name: Summerlin

Subdivision: SUMMERLIN VILLAGE 3

Year Built: 2001

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 4199 sq. ft.

Two story

Type: Custom

Master bedroom
Living room
Dining room
Family room
Den
Laundry room
Bathroom(s) on main floor
Bedroom(s) on main floor
Master bedroom is 21X17
Living room is 25X22
Dining room is 14X12
Family room is 25X18
2 fireplaces

Fireplace features:

Freestanding, Gas, In Living/Great room, On
Courtyard patio
Pool features: Heated Pool, Solar Covered,
Waterfall
Swimming pool(s)
Spa/hot tub(s)
3 car garage
Attached parking

Parking features:

Attached , Auto Door Opener(s), Entry to House,
Storage Area/Shelves
Heating features: 2+ units, Central, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate
laundry room, Full bath downstairs, Formal
dining room, 2+ family rooms, Built-in bookcases
in family room, Separate family room, Upstairs
& Downstairs family rooms, Breakfast Bar/
Counter, Granite countertops in kitchen, Kitchen
custom cabinets, Kitchen island, Marble/Stone
flooring in kitchen, Recessed lighting in kitchen,

Walk-in pantry, Entry foyer, Formal living room,
Front living room, Balcony in master bedroom,
Ceiling fan in master bedroom, Master bedroom
separate from other, Master bedroom upstairs,
Walk-in closet in master bedroom, 2nd bedroom:
17X13, 3rd bedroom: 15X15, 4th Bedroom:
15X14, Alarm system owned, Built-in microwave,
Carpet, Ceiling fan(s), Double built-in electric
ovens, Drapes, Gas cooktop, Marble/Stone floors,
Shutters, Water conditioner owned, Window
coverings partial, Wine refrigerator

Exterior features:

Back Yard Access, Balcony, Barbeque Stub,
Courtyard, Covered Patio, Secured Entry,
Inground Spa, Outdoor Spa
Energy Info: Dual Pane Windows
Roofing: Pitched, Tile like

View:

Park/Greenbelt View
Hill/mountain view
Lot features: Backyard Full Fenced, Wrought
Iron Fence, Drip Irrigation Bubblers, Front Lawn,
Front Sprinkler System, Mature Landscaping,
Rear Lawn, Rear Sprinkler System, Shrubs,
Sprinkler Timer
Approximately 0.33 acre(s)
Lot size is less than 1/2 acre

Schools:

Elementary School: Bonner John W
Jr. High School: Rogich Sig
High School: Palo Verde

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