

## A rare five car garage in Canyon Gate Country Club!

8628 Canyon View Drive Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

A rare five car garage in Canyon Gate Country Club! Spectacular single story luxury estate located in 24 hour guard gated Canyon Gate Country Club with stunning Brazilian cherry wood floors, Corian counters, an office with built-ins, surround sound, 16' coffered ceilings, plantation shutters and custom cabinetry throughout. Luxury design by renowned Architect Richard Luke. The immaculate gourmet kitchen opens up to the cozy great room with a fireplace and a built-in entertainment center. All bedrooms are ensuite and the luxurious master retreat boasts an incredible atrium, a marble bathroom with a steam shower and jetted tub, and an enormous walk-in closet. This luxury estate home boasts 4,643 square feet yet has a warm and inviting atmosphere with a spacious open floor plan, large picture windows and a soft neutral pallet. This luxury home features brushed nickel fixtures and hinges and has been "de-brassed" and updated! The private backyard oasis with its lush landscaping, swimming pool and spa are ideal for entertaining guests or relaxing with family or friends. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and guard gate. Las Vegas luxury home living at its finest!

MLS#: 1302656

PRICE: \$949,900

APPRX. SQ. FT: 4,643 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 5

### FEATURES

Full Address of property:

8628 Canyon View Drive Court Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Subdivision: FOOTHILLS COUNTRY CLUB

Year Built: 1996

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 4643 sq. ft.

Single story

Master bedroom  
Living room  
Dining room  
Laundry room  
Bathroom(s) on main floor  
Bedroom(s) on main floor  
Master bedroom is 21x19  
Living room is 17x14  
Dining room is 12x10  
Family room is 18x12  
2 fireplaces

**Fireplace features:**

Gas, In Living/Great room  
Pool features: Inground-Private  
Swimming pool(s)  
Spa/hot tub(s)  
4 or more car garage

**Parking features:**

Finished Interior, Entry to House, Auto Door Opener(s),  
Storage Area/Shelves

**Heating features:**

2+ units, Central, Gas

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry  
room, Full bath downstairs, Formal dining room,  
Built-in bookcases in family room, Breakfast nook  
(eating area), Kitchen custom cabinets, Kitchen  
island, Pantry, Formal living room, Sunken living

room, Ceiling fan in master bedroom, Master bedroom  
downstairs, Master bedroom separate from other,  
Walk-in closet in master bedroom, 2nd bedroom:  
15x12, 3rd bedroom: 15x10, 4th Bedroom: 14x12,  
Alarm system owned, Atrium(s), Built-in electric oven,  
Carpet, Ceiling fan(s), Central vacuum, Gas cooktop,  
Shutters, Window Coverings Throughout

**Exterior features:**

Back Yard Access, Deck  
Energy Info: Dual Pane Windows  
Roofing: Pitched, Tile like

**View:**

Golf course view  
Hill/mountain view  
Lot features: Backyard Full Fenced, Wrought Iron  
Fence, Drip Irrigation Bubblers, Front Lawn, Mature  
Landscaping, Rear Lawn  
Approximately 0.38 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Earl Marion B  
Jr. High School: Sawyer Grant  
High School: Durango

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