

## Stunning Strip, mountain and golf views!

8645 Canyon View Drive Las Vegas NV 89117

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

Located in 24 hour guard gated Canyon Gate Country Club with stunning Strip, mountain and golf views! Great flowing floor plan. This luxury estate boasts 6,724 square feet yet has a warm and inviting atmosphere with a spectacular gourmet kitchen, granite counters, stainless steel appliances, breakfast nook and island. Relax in the large master retreat with fireplace, wet bar, wrap around balcony, two master baths with spa style tub and beautiful stone work. The spacious family room with vaulted ceilings, full bar, built-in entertainment center, set of two French doors and fireplace are ideal for entertaining. Elegance graces the formal dining room with triple coffered ceilings with mirrored inset, crystal chandelier. Some of the other amenities include a commercial elevator, plantation shutters, 17'X13' office, upstairs loft with bookshelves & desk, 20'X18' workout room with sauna, spa, fridge, and resort backyard with pool, spa and built-in BBQ.

MLS#: 918540

PRICE: \$1,299,900

APPRX. SQ. FT: 6,724 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 9

BATHROOMS: 9

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

8645 Canyon View Drive Court Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1995

4 total bedroom(s)

9 total bath(s)

5 total full bath(s)

2 total three-quarter bath(s)

2 total half bath(s)

Approximately 6724 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 18X16  
Living room is 22X20  
Dining room is 20X15  
Family room is 30X27  
4 or more fireplaces

**Fireplace features:**

Gas, In family room, In Living/Great room, In Master bedroom  
Pool features: Heated Pool, Inground-Private  
Swimming pool(s)  
Spa/hot tub(s)  
3 car garage  
Attached parking  
Parking features: Attached , Auto Door Opener(s), Entry to House, Finished Interior

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Formal dining room, Built-in bookcases in family room, Downstairs family room, Separate family room, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting

in kitchen, Walk-in pantry, Formal living room, Front living room, Vaulted ceiling in living room, Balcony in master bedroom, Dressing room in master bedroom, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in master bedroom, 2nd bedroom: 12X12, 3rd bedroom: 16X12, 4th Bedroom: 12X11, Alarm system owned, Blinds, Built-in microwave, Carpet, Convection oven, Double built-in electric ovens, Gas stove, Intercom system, Marble/Stone floors, Shutters, Water conditioner owned, Window Coverings Throughout, Wine refrigerator

**Exterior features:**

Balcony, Built-In Barbecue, Covered Patio  
Roofing: Pitched, Tile like

**View:**

Strip View  
Golf course view  
Lake view  
Waterview  
Lot features: Backyard Full Fenced, Block Fence, Wrought Iron Fence, Drip Irrigation Bubblers, Front Lawn, Front Sprinkler System, Mature Landscaping, Shrubs

Approximately 0.27 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Derfelt Herbert A  
Jr. High School: Johnson Walter  
High School: Bonanza

**Mail to [klowman@luxuryhomeslv.com](mailto:klowman@luxuryhomeslv.com)**

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