

## Highly upgraded and semi-customized luxury home!

9017 Opus Drive Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

Highly upgraded and semi-customized luxury home with walls removed to create a beautiful open floor plan. This stunning luxury estate home is situated on the tranquil Canyon Gate Country Club Golf Course on highly desired Opus Dr. This graceful estate boasts a gated courtyard entry with a fountain, 3,029 square feet, travertine flooring, crown molding, a formal living room with a fireplace, a library area with custom built-ins and a spacious master retreat with a sitting room, fireplace, morning kitchen a luxurious master bath and a balcony with gorgeous golf views! The gourmet kitchen has granite counters, a breakfast bar, walk-in pantry and breakfast nook. Relax in the oasis backyard with a pebble tech swimming pool and spa. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis courts, exercise room, club house, dining and guard gate. Las Vegas Luxury Home living at its absolute finest!

MLS#: 1457054

PRICE: \$749,900

APPRX. SQ. FT: 3,029 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 2.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

9017 Opus Drive Las Vegas NV 89117

Area: 502 - South West

Subdivision: Opus Drive

2 total full bath(s)

1 total half bath(s)

2 stories

Dining room

Family room

Laundry room

Family Room, Master Bedroom, Living/Great Rm fireplace(s)

Swimming pool(s)

Spa/hot tub(s)

2 car garage(s)

Attached parking

Parking features: Attached Auto Door Opener(s), Finished Interior, Entry To House

Heating features:

2+ units, Central, Gas, Central, Gas

Cooling features:

2 Or More Central Units, Central, Electric

**Exterior features:**

Balcony!#!Back Yard Access!#!Courtyard!#!Covered  
Patio!#!Patio!#!Private Yard  
Community features: Ccrs!#!Clubhouse!#!Guard  
Gated!#!Not Age Restricted!#!Community Golf!#!Country  
Club!#!Security!#!Water Scaping  
Community golf  
Community security features

**View:**

Golf Course View!#!Mountain View  
Hill/mountain view

Golf course lot/frontage

**Lot features:**

Under 1/4 Acre!#!Golf Course Frontage

**Zoning:**

Single-Family

**Schools:**

Elementary School: Piggott Clarence

Middle School: Johnson Walter\*

High School: Bonanza

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Call Ken Lowman at (702) 216-4663

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