

## Coveted Opus Drive Italian Villa!

9036 Opus Drive Las Vegas NV 89117

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



"I'M CALLING KEN"  
**(702) 216-4663**  
7854 W. Sahara - Las Vegas, NV 89117

### LUXURY HOME DESCRIPTION

Coveted Opus Drive Italian Villa in prestigious Canyon Gate Country Club with commanding curb appeal, a gated courtyard entry, majestic palms, lush green landscaping and a generous sized corner lot. The luxurious interior boasts amazing hardwood floors, wood ceilings, an enormous living room with floor to ceiling windows, French doors, 3 cozy fireplaces and a liberal amount of granite and marble. The beautiful chef's kitchen is the perfect place to prepare gourmet meals for family and friends. The oversized master suite has an inviting sitting area with a fireplace, a luxurious marble bathroom and a large balcony overlooking the sanctuary backyard with flagstone, lagoon pool, spa, waterfall and beautiful views. 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#: 1512002

PRICE: \$625,000

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

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 2.5

POOL: Yes

GARAGE SIZE : 2

### FEATURES

Full Address of property:

9036 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

Den

Laundry room

Hardwood floors

Courtyard Patio, Living/Great Rm, Master Bedroom fireplace(s)

Swimming pool(s)

Spa/hot tub(s)

2 car garage(s)

Attached parking

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

**Heating features:** 2+ units, Central, Gas, Central, Gas

**Cooling features:** 2 Or More Central Units, Central, Refrigeration, Electric

**Exterior features:** Balcony!#!Built-In

Barbecue!#!Courtyard!#!Covered Patio

Community features: Ccrs!#!Country Club!#!Community

Golf!#!Community Pool!#!Exercise Room!#!Gated!#!Guard

Gated!#!Tennis Courts

Community golf

Community security features

Community swimming pool(s)

Community tennis court(s)

Lot features: Corner!#!Cul-De-Sac

Corner lot

Located on a cul-de-sac

**Zoning:** Single-Family

**Schools:**

Elementary School: Derfelt Herbert A

Middle School: Johnson Walter\*

High School: Bonanza

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

Call Ken Lowman at (702) 216-4663

Luxury Homes of Las Vegas - 7854 W Sahara - Las Vegas NV 89117