

## Stunning single story estate home!

3010 American River Ln Las Vegas NV 89135

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

Stunning single story estate home in guard gated Willow Creek at Summerlin, Las Vegas. Massively upgraded throughout with Jerusalem stone and marble, tray ceilings, arched doorways, a dramatic sunken living room with a captivating stone fireplace, gorgeous formal dining room with a majestic chandelier and a sensational gourmet kitchen with state of the art stainless steel appliances, amazing custom cabinetry, a huge breakfast bar and skylights that offer an abundance of natural light! The relaxing grand master retreat boasts a sitting room, a fireplace and a luxurious master bath with a steam shower and jetted bathtub ideal for soaking away the cares of a busy day. This stunning Willow Creek luxury home is ideal for entertaining with a practical, open, flowing floor plan, a full bar perfect for your own happy hours, large butted windows and a beautiful lanai that opens to the oasis backyard with a masterpiece swimming pool, spa and waterfall and a spectacular casita. This is Las Vegas luxury home living at its finest!

MLS#: 1523641

PRICE: \$1,449,900

APPRX. SQ. FT: 4,997 sq.ft

LOCATION: Willow Creek

ZIPCODE: 89135

BEDROOMS: 4

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

3010 American River Ln Las Vegas NV 89135

Area: 502 - South West

Subdivision: Willow Creek

5 total full bath(s)

1 total half bath(s)

1 stories

Dining room

Den

Laundry room

Master Bedroom, Living/Great Rm fireplace(s)

Swimming pool(s)

Spa/hot tub(s)

3 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, Electric

**Exterior features:** Back Yard Access!#!Covered Patio!#!Dogrun

**Community features:** Ccrs!#!Gated!#!Guard Gated!#!Security!#!Tennis Courts!#!Play Ground/Park!#!Jogging Trail!#!Not Age Restricted  
Community security features  
Community tennis court(s)  
Lot features: 1/4 To 1 Acre

**Zoning:** Single-Family

**Schools:**

Elementary School: Ober D Vorre & Hal\*

Middle School: Fertitta Frank & Victoria

High School: Palo Verde

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