

# Spectacular single story luxury home!

3060 American River Ln Las Vegas NV 89135

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



**SOLD**



**"I'M CALLING KEN"**  
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7854 W. Sahara - Las Vegas, NV 89117



## LUXURY HOME DESCRIPTION

Spectacular single story luxury home located in guard gated Willow Creek in Summerlin, Las Vegas. Located behind a second gate for added security. This stunning luxury home boasts beautiful travertine flooring, crown and base molding, plantation shutters, skylights, a spacious open floor plan, 5 bedrooms all with their own full bathrooms with Jacuzzi tubs and granite and a large office with built-ins. The gourmet kitchen is equipped with Kitchen Aid stainless steel appliances, 2 dishwashers, a warming drawer, granite counters, custom cabinetry and a breakfast bar. The large picture windows offer an abundance of natural light and give this luxury estate a sensational light and airy atmosphere. Relax in the generous master suite with a fireplace, a luxurious master bath and French doors that lead out to the lushly landscaped backyard oasis with a refreshing swimming pool, spa, built-in BBQ, fridge, cool deck & covered patio. Another stunning luxury estate home offered by Luxury Homes of Las Vegas & Kenneth Lowman!

MLS#: 1310921

PRICE: \$1,089,900

APPRX. SQ. FT: 4,365 sq.ft

LOCATION: Willow Creek

ZIPCODE: 89135

BEDROOMS: 5

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 3

## FEATURES

Full Address of property:

3060 American River Ln Las Vegas NV 89135

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Summerlin

Subdivision: WILLOW CREEK

Year Built: 2002

5 total bedroom(s)

6 total bath(s)

5 total full bath(s)

1 total half bath(s)

Approximately 4365 sq. ft.

Single story

Master bedroom

Living room

Family room  
Den  
Laundry room  
Bathroom(s) on main floor  
Bedroom(s) on main floor  
Master bedroom is 18X16  
Living room is 24X18  
Dining room is 12X10  
Family room is 26x16  
2 fireplaces

**Fireplace features:**

Gas, In family room, In Master bedroom

**Pool features:**

Heated Pool, Inground-Private, Solar Heated  
Swimming pool(s)  
Spa/hot tub(s)  
3 car garage  
Attached parking

**Parking features:**

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

**Heating features:**

2+ units, Central, Gas

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate  
laundry room, Full bath downstairs, Dining  
area, Downstairs family room, Separate family  
room, Breakfast Bar/Counter, Breakfast nook  
(eating area), Granite countertops in kitchen,  
Kitchen custom cabinets, Marble/Stone flooring  
in kitchen, Pantry, Recessed lighting in kitchen,  
Entry foyer, Formal living room, Ceiling fan in  
master bedroom, Master bedroom downstairs,  
Master bedroom separate from other, Walk-in  
closet in master bedroom, 2nd bedroom: 13x12,

3rd bedroom: 16x13, 4th Bedroom: 15x13, Alarm  
system owned, Built-in electric oven, Built-  
in microwave, Carpet, Ceiling fan(s), Central  
vacuum, Gas cooktop, Marble/Stone floors, Pot  
shelves, Shutters, Skylight(s), Warming drawer,  
Water conditioner owned, Water filtering system,  
Window coverings partial

**Exterior features:**

Built-In Barbecue, Covered Patio, Patio, Private  
Yard, Inground Spa, Outdoor Spa  
Energy Info: Dual Pane Windows  
Roofing: Pitched, Tile like  
Lot features: Backyard Full Fenced, Block  
Fence, Stucco Fence, Wrought Iron Fence, Drip  
Irrigation Bubblers, Front Lawn, Front Sprinkler  
System, Mature Landscaping, Rear Lawn, Rear  
Sprinkler System, Rock/Gravel Landscaping,  
Shrubs  
Approximately 0.33 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Ober D Vorre & Hal  
Jr. High School: Fertitta Frank & Victoria  
High School: Palo Verde

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

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