

## Extraordinary multi-million dollar luxury estate

508 Royalton, Las Vegas, NV, 89144

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



**SOLD**



**"I'M CALLING KEN"**  
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### LUXURY HOME DESCRIPTION

Extraordinary multi-million dollar custom luxury estate home with sensational Mediterranean warmth and charm situated on an astounding .82 acre double-lot in exclusive guard-gated Canyon Fairways at Summerlin. This resort style rear yard with 1,069 sq ft casita is a rare find in guard-gated communities! The exterior front is adorned with extensive stone, smooth coat stucco, brilliant lighting, elegant curb appeal and meticulous landscaping. The breathtaking interior boasts the finest amenities and fixtures, slate flooring, open floor plan, cathedral ceilings, a striking staircase with custom ironwork, an 8-seat theater room and an enormous bonus room. All bedrooms are ensuite with walk-in closets and extremely spacious. The master bedroom is on the main level featuring a foyer, a huge primary walk-in closet, a second walk-in closet, a marble bathroom and a fireplace. The sensational gourmet kitchen has an enormous granite island, two dishwashers, top-of-the line stainless steel appliances and an abundance of custom cabinetry. The sprawling resort style backyard must be seen to be fully appreciated with a relaxing spa overlooking the sparkling swimming pool, a firepit, outdoor kitchen, putting green, regal palm trees, large covered living spaces with stunning stone accents and two casitas! Canyon Fairways is a community located in the master-planned Summerlin area in northwest Las Vegas, Nevada. Own your Las Vegas luxury dream home!

MLS#: 1805489

PRICE: \$2,799,000

APPRX. SQ. FT: 9,539 sq.ft.

LOCATION: Canyon Fairways

ZIPCODE: 89144

### FEATURES

Full Address of property:

508 Royalton, Las Vegas, NV, 89144

BEDROOMS: 7

BATHROOMS: 9

POOL: Yes

GARAGE SIZE : 3

Area: 404 - North West

1 total full bath(s)

6 total three-quarter bath(s)

2 total half bath(s)

10 total rooms

2 stories

Laundry room

3 fireplace(s)

Fireplace(s)

**Fireplace features:** Gas

Swimming pool(s)

3 car garage(s)

Attached parking

**Parking features:** Attached!#!Auto Door

Opener(s)!#!Entryto House

**Heating features:** Central,Central

**Cooling features:** 2 or More Central Units!#!Central

**Interior features:** Alarm System-

Owned!#!Drapes!#!Window Coverings Partial

**Exterior features:** Back Yard Access!#!Balcony!#!Built-

In Barbecue!#!Courtyard!#!Covered

Patio!#!Deck!#!Patio!#!Private Yard

Community tennis court(s)

Hill/mountain view

Corner lot

**Zoning:** Single Family

**Elementary School:** Bonner John W

**Middle School:** Rogich Sig

**High School:** Palo Verde

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