

Exceptional double fairway golf, mountain views

8624 Titleist, Las Vegas, NV, 89117

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

Exceptional double fairway golf, water & mountain views in highly sought after guard gated Canyon Gate Country Club. This Las Vegas luxury estate home is situated on 1/3 acre and is a tropical paradise in your own backyard with a large sparkling swimming pool, spa, waterfall, cave, slide, fire pit, outdoor kitchen with pizza oven and tropical landscaping. The amazing grand entry leads into the formal sunken living room with cathedral ceilings, a marble fireplace and floor to ceiling windows that brighten up the entire room. This spectacular luxury estate home boasts gorgeous custom cabinetry and woodwork throughout, stone flooring, a theater room, butted glass windows, custom iron work railings and glamorous chandeliers! The gourmet kitchen opens to the expansive family room with a wet bar and a marble fireplace surrounded by an incredible built-in entertainment center. Up the elegant spiral staircase is a peaceful loft with a built-in desk and the abundantly sized relaxing master retreat with an elaborate master bath, a three-way fireplace, morning breakfast, a gym and an enormous balcony with spectacular views! A theater room accommodates your favorite date night! A Canyon Gate Country Club luxury home that must be seen to be appreciated!

MLS#: 1823012

PRICE: \$1,650,000

APPRX. SQ. FT: 5,486 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8624 Titleist, Las Vegas, NV, 89117

Area: 502 - South West

4 total full bath(s)

1 total half bath(s)

9 total rooms

2 stories

Laundry room

4 fireplace(s)

Fireplace(s)

Fireplace features: Gas!#!Two Way

Swimming pool(s)

3 car garage(s)

Attached parking

Parking features: Attached!#!Auto Door Opener(s)!#!Entryto House!#!Exterior Door

Heating features: Central,Central

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

Interior features: Alarm System-

Owned!#!Blinds!#!Ceiling Fan(s)!#!Intercom!#!Shutters!#!Wi
ndows Coverings Throughout

Exterior features: Balcony!#!Built-In
Barbecue!#!Covered Patio!#!Patio!#!Porch
Community clubhouse(s)
Community golf

Community swimming pool(s)

Hill/mountain view

Lake view

Waterview

Zoning: Single Family

Elementary School: Derfelt Herbert A

Middle School: Johnson Walter*

High School: Bonanza

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