

## Stunning Tuscan Style luxury estate!

1308 Villa Barolo Av Henderson NV 89052

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

Stunning Tuscan Style luxury estate with over 9,000 square feet on a .62 acre lot tucked away in the hills of gorgeous Seven Hills, Henderson, NV. This former luxury model home is situated on the 11 th hole of Rio Secco Golf Course with panoramic mountain and city views with Strip views from upstairs balconies. The exterior has wonderful curb appeal with stacked stone, arches, pavers, gorgeous landscaping and a cozy courtyard with a fireplace. The elevator opens at the main hallway and to the spacious master retreat with a balcony, fireplace, steam shower, two walk-in closets and his and hers separate bathrooms! The large family room, wine cellar, huge game room with wet bar, theatre and the oasis style backyard with infinity pool with swim-up bar, spa, fire pits and an outdoor kitchen makes this luxurious estate perfect for entertaining! This incredible luxury estate also boasts Venetian plaster, formal living and dining rooms, luxurious hardwood and marble flooring, Crestron lighting, a gym with a sauna, a library and an office. Seven Hills amenities include four large parks with tennis, basketball, soccer fields and volleyball courts as well as picturesque bicycle and walking paths. One of the finest luxury homes offered in Henderson luxury real estate.

MLS#: 1289608

PRICE: \$2,499,900

APPRX. SQ. FT: 9,037 sq.ft

LOCATION: Seven Hills

ZIPCODE: 89052

BEDROOMS: 4

BATHROOMS: 8

POOL: Yes

GARAGE SIZE : 2

### FEATURES

Full Address of property:

1308 Villa Barolo Av Henderson NV 89052

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Seven Hills

Subdivision: SEVEN HILLS PARCEL 1 AMD

Year Built: 2008

4 total bedroom(s)

8 total bath(s)

5 total full bath(s)

1 total three-quarter bath(s)

2 total half bath(s)  
Approximately 9037 sq. ft.  
Two story  
**Type:** Custom  
Master bedroom  
Living room  
Dining room  
Family room  
Den  
Laundry room  
Bathroom(s) on main floor  
Bedroom(s) on main floor  
Master bedroom is 24x23  
Living room is 17X12  
Dining room is 17X14  
Family room is 25X25  
Hardwood floors  
4 or more fireplaces

**Fireplace features:**

Gas, In family room, In Living/Great room, In Master bedroom

**Pool features:**

Disappearing Edge, Heated Pool, Inground-Private  
Swimming pool(s)  
Spa/hot tub(s)  
2 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:**

Converted garage, Dishwasher, Disposal, Refrigerator,  
Separate laundry room, Washer/Dryer on 1st floor,  
Full bath downstairs, Formal dining room, Downstairs

family room, Separate family room, Breakfast Bar/  
Counter, Breakfast nook (eating area), Granite  
countertops in kitchen, Hardwood flooring in kitchen,  
Kitchen custom cabinets, Kitchen island, Recessed  
lighting in kitchen, Walk-in pantry, Formal living  
room, Balcony in master bedroom, Ceiling fan in  
master bedroom, Master bedroom separate from  
other, Sitting room in master bedroom, Walk-in  
closet in master bedroom, 2nd bedroom: 14X13, 3rd  
bedroom: 18X15, 4th Bedroom: 15X15, Alarm system  
owned, Built-in microwave, Carpet, Ceiling fan(s),  
Central vacuum, Double built-in gas ovens, Gas stove,  
Intercom system, Marble/Stone floors, Shutters,  
Warming drawer, Water conditioner owned, Water  
filtering system, Window coverings partial, Wine  
refrigerator

**Exterior features:**

Balcony, Built-In Barbecue, Courtyard, Covered Patio,  
Patio, Inground Spa, Outdoor Spa  
Energy Info: Dual Pane Windows, Low E-Windows  
Roofing: Pitched, Tile like

**View:**

Strip View  
City view  
Golf course view  
Lot features: Backyard Full Fenced, Wrought Iron  
Fence, Desert Landscaping, Drip Irrigation Bubblers,  
Mature Landscaping, Rock/Gravel Landscaping,  
Shrubs, Synthetic Grass  
Approximately 0.62 acre(s)  
Lot size is between 1/2 and 1 acre

**School:**

Elementary School: Wolff Elise  
Jr. High School: Webb, Del E.  
High School: Coronado High

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

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