

## Luxury home in guard gated Spanish Trail!

15 Sawgrass Court Las Vegas NV 89113

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



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### LUXURY HOME DESCRIPTION

An Incredible opportunity to own a luxury home built in 2005 in coveted guard gated Spanish Trail Country Club! Exquisite single story, this real estate was built with pride of ownership (owner builder) with 6,513sf under roof, tranquil front courtyard with a relaxing fireplace, and over 4,000sf in brick pavers. The luxurious interior boasts 24" travertine floors, 12" crown molding and 8" baseboards throughout. There is circulating instant hot water at all faucets, 2x6 framing & all interior doors are 8' tall & 1 3/4" solid core. Luxury living offers an impressive marble master bath with a large steam shower. The gourmet kitchen has stainless steel GE appliances, 3' fridge, 3' freezer, 6'x8' island, and granite counters/backsplash. There are over 170 recessed lights, ceiling fans in most rooms, wood shutters and an office with built-ins. Central in this million dollar luxury home lies a grand great room with fireplace, wet bar, entertainment center and surround sound throughout. Perfect for guests, there is a private casita with separate courtyard entrance. Finally, there is a 4 car climate controlled garage. This luxury estate home in Spanish Trail Country Club can be yours for just \$990,000.

MLS#: 1132122

PRICE: \$990,000

APPRX. SQ. FT: 4,188 sq.ft

LOCATION: Spanish Trail

ZIPCODE: 89113

BEDROOMS: 3

BATHROOMS: 5

POOL: No

GARAGE SIZE : 4

### FEATURES

Full Address of property:

15 Sawgrass Court Las Vegas NV 89113

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Spanish Trails

Year Built: 2005

3 total bedroom(s)

5 total bath(s)

3 total full bath(s)

2 total half bath(s)

Approximately 4188 sq. ft.

Single story

**Type:** Casita, Custom

Master bedroom

Dining room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 19X18

Dining room is 15X13

3 or more fireplaces

**Fireplace features:**

Gas, In Great room, In Master bedroom, On Courtyard patio

4 or more car garage

Attached parking

**Heating features:**

2+ units, Central, Gas

Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Dining room hutch, Formal dining room, Breakfast Bar/Counter, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Built-in bookcases in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in master bedroom, Great room, 2nd bedroom:

16X12, 3rd bedroom: 16X15, Alarm system owned, Carpet, Central vacuum, Double built-in electric ovens, Gas cooktop, Marble/Stone floors, Shutters, Warming drawer, Water conditioner owned, Water filtering system, Window Coverings Throughout, Wine refrigerator

**Exterior features:**

Back yard access, Backyard fully fenced, Block fence, Built-In barbecue, Courtyard, Covered patio, Front sprinkler system, Guest quarters, Mature landscaping, Private yard, Rear sprinkler system, Rock/Gravel landscaping, Secured entry, Shrubs, Stucco fence, Synthetic grass, Wrought Iron fence

Energy Info: Dual Pane Windows

Roofing: Pitched, Tile like

Approximately 0.31 acre(s)

Lot size is less than 1/2 acre

**Schools:**

Elementary School: Rogers Lucille S

Jr. High School: Sawyer Grant

High School: Durango

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