

Fully furnished Canyon Edge Model Home

2276 Edge Ridge Court Henderson NV 89052

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



LUXURY HOME DESCRIPTION

Fully furnished Canyon Edge Model Home. Butt-glass windows maximize the incredible strip and mountain views! Elegant, modern architecture. At the entry porch you are greeted by an incredible wall of water! The sound alone will cool those hot summer desert evenings. Once inside, the beautiful atrium with the natural exterior light gives the feeling of elegance and class. The gourmet kitchen is equipped with Viking Appliances, Miele Cappuccino Maker and the temperature controlled wine chillers are just some of the well designed-features. Travertine/marble floors, 2-story casita, an elevator, 8' coffered ceilings, recessed lighting throughout and coffered ceilings. The master suite has a 3-way fireplace, an expansive walk-in closet with morning kitchen and boasts windows and a balcony that offer the most incredible views in all of the valley! Any buyer would be pleased to entertain their guests in the wide-open floor plan of this home. From every room on the main floor you are surrounded by exquisite architecture, stylish furnishings and sophisticated design. The backyard features an outdoor kitchen with fire-on-ice and from the Infinity Edge pool/spa, you will behold the most stunning sunset views while you relax in luxury!

MLS#: 816015

PRICE: \$1,850,000

APPRX. SQ. FT: 5,600 sq.ft

LOCATION: Canyon Edge

ZIPCODE: 89052

BEDROOMS: 4

BATHROOMS: 5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

2276 Edge Ridge Court Henderson NV 89052

Single Family Property

Status: Active

County: Clark

Year Built: 2008

New construction

4 total bedroom(s)

5 total bath(s)

3 total full bath(s)

1 total three-quarter bath(s)

1 total half bath(s)

Approximately 5600 sq. ft.

Two story

Type: Casita

Master bedroom

Living room

Dining room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 18X24

Living room is 26X15

Dining room is 17X18

Family room is 21X19

2 fireplaces

Fireplace features:

Gas, In family room, In Master bedroom

Pool features:

Disappearing Edge, Heated, Indoor

Swimming pool(s)

Spa/hot tub(s)

3 car garage

Attached parking

Heating features:

2+ units, Central, Gas

Central air conditioning

Cooling features:

2+ central units, Electric

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry room, 1/2 bath downstairs, Formal dining room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone countertops in kitchen, Marble/Stone flooring in kitchen, Recessed lighting in kitchen,

Walk-in pantry, Formal living room, Vaulted ceiling in living room, Balcony in master bedroom, Ceiling fan in master bedroom, Dressing room in master bedroom, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 17X15, 3rd bedroom: 13X17, Alarm system owned, Atrium(s), Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Double built-in electric ovens, Gas cooktop, Intercom system, Marble/Stone floors, Pot shelves, Warming drawer, Water conditioner owned, Wine refrigerator

Exterior features:

Backyard fully fenced, Balcony, Block fence, Built-In barbecue, Courtyard, Covered patio, Fountain, Mature landscaping, Outdoor spa, Shrubs, Steps/Rails, Strip view, Stucco fence

Energy Info:

Dual Pane Windows

Roofing:

Pitched, Tile like

View:

City view

Hill/mountain view

Lot is 8800 sq. ft.

Approximately 0.2 acre(s)

Lot size is less than 1/2 acre

Building type: New

Utilities present:

Public sewer, Public water, Underground utilities

Schools:

Elementary School: Taylor Glen

Jr. High School: Webb, Del E.

High School: Corando High

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