

**.69 acre lot with beautiful backyard!**

**7945 La Cienega St Las Vegas NV 89123**

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

Over 3,300 sq. ft. on .69 acre lot with inviting backyard, swimming pool, sunk in BBQ, palapa, basketball court, built-in fire pit, dog run, palms and mature landscaping. Private patio off master bedroom. Game room with pool table, wet bar and entertainment center. Kitchen with stainless steel appliances, granite counter tops, double ovens, gourmet stove top. Open floor plan including formal dining room, living room, seating room with fireplace! Master bath with Jacuzzi tub, travertine shower, his/hers closets, wood flooring. Guest quarters with private bathroom and pool access. 3 car garage, large circular driveway, soft-water loop, room for adding casita in backyard.

**MLS#:** 835143

**PRICE:** \$899,900

**APPRX. SQ. FT:** 3,337 sq.ft

**LOCATION:** Las Vegas

**ZIPCODE:** 89123

**BEDROOMS:** 4

**BATHROOMS:** 3.5

**POOL:** Yes

**GARAGE SIZE :** 3

## FEATURES

**Full Address of property:**

**7945 La Cienega St Las Vegas NV 89123**

**Single Family Property**

**Status:** Active

**County:** Clark

**Year Built:** 2005

**4 total bedroom(s)**

**4 total bath(s)**

**3 total full bath(s)**

**1 total half bath(s)**

**Approximately 3337 sq. ft.**

**Single story**

**Type:** Custom

**Master bedroom**

**Living room**

**Laundry room**

**Bathroom(s) on main floor**

**Bedroom(s) on main floor**

**Master bedroom is 16X18**

**Living room is 24X16**

**Dining room is 12X12**

**Family room is 24X17**

**Fireplace(s)**

**Fireplace features:**

Gas, In Living/Great room

**Pool features:**

Heated, Inground Private, Pool/Spa Combo  
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, Washer/Dryer on 1st floor, Full bath downstairs, Family/Dining room combo, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Tile flooring in kitchen, Walk-in pantry, Entry foyer, Formal living room, Ceiling fan in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 12X13, 3rd bedroom:

11X11, 4th Bedroom: 15X12, Alarm system wired, Blinds, Built-in microwave, Carpet, Ceiling fan(s), Double built-in gas ovens, Drapes, Marble/Stone floors, Tile floors, Water conditioner owned

**Exterior features:**

Block fence, Built-In barbecue, Circular driveway, Covered patio, Dogrun, Fully fenced, Horse riding paths, Outdoor spa, Rear lawn, Shrubs

**Energy Info:**

Dual Pane Windows

**Roofing:**

Shake, Tile like  
Lot is 30056 sq. ft.  
Approximately 0.69 acre(s)  
Lot size is between 1/2 and 1 acre

**Utilities present:**

Septic sewer, Public water, Cable wired, Underground utilities

**Schools:**

Elementary School: Hill Charlotte  
Jr. High School: Schofield Jack Lund  
High School: Silverado

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

Call Ken Lowman at (702) 216-4663

Luxury Homes of Las Vegas - 7854 W Sahara - Las Vegas NV 89117