

Remarkable, privately gated, luxury estate!

8355 West Cougar Av Las Vegas NV 89113

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

Remarkable, privately gated, resort style luxury estate on over one acre lot with million dollar views, stacked stone accents and lush green landscaping to include 75 trees on property! The interior boasts a leaded glass entry door, stone accents, crown and base molding, wood beam ceilings, shutters, a downstairs guest room, a spacious family room, a gorgeous gourmet kitchen with granite, top of the line stainless steel appliances and a large breakfast bar, a theatre room and luxurious slate and hardwood flooring. Relax in the graceful master retreat with a two way fireplace, sitting room, spa style master bath and French doors to the large balcony overlooking the oasis style exterior with two horse stalls, walking arena, a tack room, a metal barn (or extra 4 car garage), a gazebo, sparkling swimming pool, spa, outdoor kitchen, private tennis court and large covered patio all on an oversized stunning lot! Own your own resort just minutes from the famous Las Vegas Strip!

MLS#: 1371798

PRICE: \$849,900

APPRX. SQ. FT: 4,939 sq.ft

LOCATION: Southwest

ZIPCODE: 89113

BEDROOMS: 5

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8355 West Cougar Av Las Vegas NV 89113

Area: 504 - South West

Subdivision: N

4 total full bath(s)

1 total half bath(s)

2 stories

Dining room

Laundry room

Hardwood floors

Family Room, Living/Great Rm, Master Bedroom fireplace(s)

Swimming pool(s)

Spa/hot tub(s)

Tennis court(s)

3 car garage(s)

Attached parking

RV/boat parking

Parking features: Attached Auto Door Opener(s),
Entry To House, Finished Interior

Heating features: 2+ units, Central,
Electric, Central, Electric

Cooling features: 2 Or More Central Units, Central,
Electric

Exterior features: Balcony!#!Barbeque Stub!#!Back
Yard Access!#!Courtyard!#!Covered Patio!#!Private
Tennis Court!#!Private Yard!#!Patio

Community features: Gated!#!Tennis Courts

View: Mountain View

Hill/mountain view

Lot features: 1 To 5 Acres!#!Horses Permitted!#!Rv
Parking

Zoning: Single-Family
Lease option

Schools:

Elementary School: Steele Judith

Middle School: Canarelli Lawrence & Heidi

High School: Sierra Vista High

Mail to klowman@luxuryhomeslv.com

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