

## Superbly elegant, custom single story luxury home

8621 Titleist Cir, Las Vegas, NV 89117

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



**SOLD**



### LUXURY HOME DESCRIPTION

Superbly elegant, custom single story luxury home behind a 2nd gate in guard gated Canyon Gate Country Club with stately curb appeal, a stained concrete driveway, regal palm trees and lush green landscaping. The double entry doors invite you inside to an enchanting sunken living room with cathedral ceilings and floor to ceiling windows that infuse the room with brilliant natural light. Throughout this alluring luxury home you will find romantic chandeliers, decorative ceilings, custom window treatments, well-appointed hardwood flooring, a wine chiller and a soothing warm neutral color palette. A cozy family room is the perfect gathering place for family get-togethers. While all bedrooms are ensuite and generous in size, the tranquil master retreat is a peaceful place to retire at the end of a long day with its comforting fireplace, wet bar, large custom walk-in closet and new steam shower! The spacious kitchen provides an abundance of custom cabinetry, granite counters, a pot sink, newly upgraded oven, microwave and dishwasher and a welcoming breakfast nook for quiet morning coffee and views into the paradise backyard with a refreshing swimming pool, spa and waterfall and finely manicured landscaping. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and guard gate. Las Vegas Luxury Real Estate in the heart of the West Side and mere minutes from the famous Las Vegas Strip!

MLS#: 1880092

PRICE: \$898,000

APPRX. SQ. FT: 4,092 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

8621 Titleist Cir, Las Vegas, NV 89117

Area: 502 - South West

2 total full bath(s)

2 total three-quarter bath(s)

1 total half bath(s)

9 total rooms

1 stories

Laundry room

Hardwood floors

3 fireplace(s)

Fireplace(s)

**Fireplace features:** Gas!#!Glass Doors

Swimming pool(s)

3 car garage(s)

**Parking features:** Auto Door Opener(s)!#!Entryto House

**Heating features:** Central,Central

**Cooling features:** 2 or More Central Units!#!Central

**Interior features:** Alarm System-

Wired!#!Blinds!#!Ceiling Fan(s)!#!Intercom

**Exterior features:** Back Yard Access!#!Built-In

Barbecue!#!Covered Patio!#!Patio!#!Private Yard

Community clubhouse(s)

Community golf

Zoning: Single Family

**Elementary School:** Piggott Clarence

**Middle School:** Johnson Walter\*

**High School:** Bonanza

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