

A spectacular single story custom home

3070 American River Ln, Las Vegas, NV 89135

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

A spectacular single story custom home in the guard gated Summerlin community of Willow Creek in Las Vegas with over 4,000 square feet and upgrades galore! This stunning home is situated behind a second gate for added security and features elegant curb appeal with stacked stone accents, a stamped concrete driveway and walkways, lush green landscaping and a private gated courtyard entry with a calming fountain. The interior boasts a luxurious formal living room with vaulted ceiling, an office and an updated gourmet kitchen with stainless steel appliances, large double islands, granite countertops, two dishwashers, a formal dining room and an abundance of refinished cabinetry. A romantic maser retreat inspires relaxation at the end of a long day with a marble fireplace, soothing steam shower, jetted tub and French doors to the exterior patio. Just off the amazing kitchen is a cozy family room with a built-in entertainment center, wet bar, a welcoming stone fireplace and French doors leading out to the peaceful backyard that offers endless entertaining possibilities with an outdoor kitchen, a large covered stained concrete patio, refreshing swimming pool, a spa, cascading waterfall, finely manicured landscaping and a casita with a full bedroom and bathroom. This exquisite, newly updated custom home offers luxurious Las Vegas living in a relaxing environment!

MLS#: 1994913

PRICE: \$1,195,000

APPRX. SQ. FT: 4,003 sq.ft

LOCATION: Willow Creek

ZIPCODE: 89135

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 4

FEATURES

Full Address of property:

3070 American River Ln, Las Vegas, NV 89135

Property Type	Residential	City/Town	Las Vegas
Property Sub Type	Single Family Residential	Beds Total	4
Building Description	1 Story	Baths Total	4
Garage	4	Baths Full	1
County	Clark County	Baths Half	1

Approx Liv Area 3,798
Year Built 2002
Acres 0.33
Lot Sqft 14,375
Private Pool Yes/Heated Pool, Inground-Private
Private Spa Yes/Inground

Interior Features

Flooring Description Carpet, Hardwood
Interior Ceiling Fan(s), Drapes, Pot Shelves, Shutters

Fireplaces 2
Exterior / Construction

Lot Description 1/4 to 1 Acre
Land Use Res-Sngl Fam

Construction Description Frame & Stucco
Exterior Description Back Yard Access, Built-In Barbecue, Courtyard, Covered Patio, Patio, Private Yard
Roof Description Pitched, Tile
Garage Description Attached, Auto Door Opener(s), Storage Area/ Shelves, Workshop/Bench Area

Utility Information

Sewer Public
Heating Description 2 or More Units, Central
Water Public

Mail to klowman@luxuryhomeslv.com

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