

# Single-story 3100sf masterpiece in guard gated Siena

4671 Riva De Romanza St, 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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7854 W. Sahara - Las Vegas, NV 89117



**LUXURY HOMES**  
of Las Vegas  
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## LUXURY HOME DESCRIPTION

SPECTACULAR single-story 3100sf masterpiece in guard gated Siena in the beautiful master-planned Summerlin community of Las Vegas. Stacked stone and a river stone driveway welcome you to this sensational home that features breathtaking views over 3 fairways of the golf course. Casual elegance describes the spacious family room and formal dining room that leads to an expansive master bedroom suite with a garden tub and two custom walk-in closets. Other incredible features include 3 bedrooms, 3 bathrooms, a separate media room, a gourmet kitchen with an eat-in breakfast bar, rich cherry cabinets, stainless steel appliances and a huge dining area and an entertainer's dream backyard with a pool and spa! A covered patio with travertine flooring overlook the luxury resort style pool and spa and sensational views. The pool features travertine inlays, multiple water features, total automation and a waterfall. This amazing home is a must see! Siena in Las Vegas is an age restricted master-planned community of Summerlin boasting a 16,000 square foot health and fitness center with a full service salon, steam rooms, an indoor pool, tennis courts, horseshoe pits and a lighted bocce court. Some of the other prestigious amenities include a 15,000 square foot clubhouse, a community center, ballroom, walking-trails, cascading waterfalls, arts and crafts rooms, computer lab and a beautiful library. Las Vegas luxury home living at an affordable price!

MLS#: 2114997

PRICE: \$899,900

APPRX. SQ. FT: 3,077 sq.ft

LOCATION: Siena

ZIPCODE: 89135

BEDROOMS: 3

BATHROOMS: 2.5

POOL: Yes

GARAGE SIZE : 2

## FEATURES

Full Address of property:

4671 Riva De Romanza St, Las Vegas, NV 89135

Property Type	Residential	City/Town	Las Vegas
Property Sub Type	Single Family Residential	Beds Total	3
Building Description	1 Story	Baths Total	3
Garage	2	Baths Full	2
County	Clark County	Baths Half	1

Approx Liv Area	2,987	Exterior Description	Back Yard Access, Built-In
Year Built	2003		Barbecue, Covered Patio, Patio
# Acres	0.20	Roof Description	Pitched, Tile
Lot Sqft	8,712	Garage Description	Attached, Auto Door Opener(s),
Private Pool	Yes/Heated Pool, Inground- Private, Pool/Spa Combo, Solar Heated	<b>Utility Information</b>	Entry to House
Private Spa	Yes/Inground, Outdoor, Solar Heater	Sewer	Public
<b>Interior Features</b>		Heating Description	2 or More Units, Central, Zoned HVAC
Flooring Description	Ceramic, Marble/Stone	Water	Public
	Interior Windows Coverings Throughout		
Fireplaces	1		
<b>Exterior / Construction</b>			
Lot Description	Under 1/4 Acre, Golf Course Frontage, No Rear Neighbors		
Land Use	Res-Sngl Fam		
Construction Description	Frame & Stucco		

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