

## Gorgeous estate with incredible Strip views!

2278 Candlestick Avenue Henderson NV 89052

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

Gorgeous estate across from a park with incredible Strip views just blocks away from The District & I-215! Custom neutral paint throughout. Formal dining room with French doors leading out to the backyard oasis with pool, spa, waterfall, misting system, large covered stained concrete patio, ceiling fans, flagstone dining area & lush landscaping. Two bedrooms, office/den & laundry room downstairs. Two bedrooms upstairs. Huge master retreat with 2-way fireplace and beautiful marble bath. Large family room with wet bar, fireplace and built-in entertainment center. Gourmet kitchen with granite, nook, custom cabinets. Crown molding and recessed lighting. TV with surround sound stereo equipment stays. Furniture is negotiable.!

MLS#: 956797

PRICE: \$899,900

APPRX. SQ. FT: 4,532 sq.ft

LOCATION: Green Valley Ranch

ZIPCODE: 89052

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

2278 Candlestick Avenue Henderson NV 89052

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Green Valley Ranch

Year Built: 2002

5 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 6015 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Dining room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 21X17

Living room is 21X14  
Dining room is 17X12  
Family room is 18X15  
3 or more fireplaces

**Fireplace features:**

2 way, Gas, In family room, In Living/Great room, In Master bedroom  
Swimming pool(s)  
Spa/hot tub(s)

3 car garage  
Attached parking

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 2nd floor, Full bath downstairs, Formal dining room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Pantry, Recessed lighting in kitchen, Entry foyer, Formal living room, Front living room, Sunken living room, 2 master bedrooms, Dressing room in master bedroom, Master bedroom downstairs, Master bedroom upstairs, Walk-

in closet in master bedroom, 2nd bedroom: 16X14, 3rd bedroom: 17X15, 4th Bedroom: 16X13, Alarm system owned, Built-in microwave, Carpet, Ceiling fan(s), Convection oven, Double built-in electric ovens, Drapes, Gas stove, Marble/Stone floors, Pot shelves, Water conditioner owned, Window coverings

**Exterior features:**

Back yard access, Backyard fully fenced, Balcony, Barbeque stub, Block fence, Covered patio, Front lawn, Front sprinkler system, Mature landscaping, Outdoor spa, Private yard, Rear lawn, Rear sprinkler system, Shrubs, Strip view, Stucco fence, Waterfall spa, Wrought Iron fence

Energy Info: Dual Pane Windows, Low E-Windows, Tinted Windows

**Roofing:**

Pitched, Tile like

**View:**

Hill/mountain view  
Approximately 0.26 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Taylor Glen  
Jr. High School: Miller Bob  
High School: Coronado High

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/2278-candlestick>

**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**