

## Unbelievable! Jaw dropping, 3 level entry!

23 Golden Sunray Ln Las Vegas NV 89135

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

Unbelievable! Jaw dropping, 3 level entry! \$70,000 glass onyx entry door. Plate glass railings, marble stairs. World class stunning finishes throughout, marble, stone, crystal, butted glass! Guest quarters with two bedrooms, full baths and living room. Family room with fireplace, floor to ceiling windows. Separate elegant formal living room with fireplace built-in entertainment center. Dazzling basement great room with theatre, billiards room, patio/family room and a full bar with incredible signature cellar built behind glass wall! The large master has a gorgeous bathroom and retreat. Entertainer's dream resort style backyard with a 2-story pool/waterfall, and spa that are absolutely spectacular! This estate also boasts an office, elevator, stone accents throughout, complete computer automation and is indescribably fascinating!

MLS#: 919442

PRICE: \$13,995,000

APPRX. SQ. FT: 12,786 sq.ft

LOCATION: The Ridges

ZIPCODE: 89135

BEDROOMS: 6

BATHROOMS: 9

POOL: Yes

GARAGE SIZE : 7

### FEATURES

Full Address of property:

23 Golden Sunray Ln Las Vegas NV 89135

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Summerlin

Year Built: 2009

New construction

6 total bedroom(s)

9 total bath(s)

6 total full bath(s)

3 total half bath(s)

Approximately 12786 sq. ft.

Three 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 27X19  
Living room is 25X20  
Dining room is 19X14  
Family room is 21X16  
4 or more fireplaces

**Fireplace features:**

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

4 or more car garage  
Attached parking

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Formal dining room, Downstairs family room, Separate family room, Upstairs & Downstairs family rooms, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Built-in entertainment center, Formal living room, Rear living room, Balcony in master bedroom, Ceiling fan in master bedroom, Dressing room in master bedroom, Master bedroom upstairs, Walk-in closet in master bedroom, Great room, 2nd bedroom: 15X14,

3rd bedroom: 18X12, 4th Bedroom: 17X15, Alarm system owned, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Convection oven, Double built-in electric ovens, Gas stove, Intercom system, Marble/Stone floors, Skylight(s), Sun room, Water conditioner owned, Window Coverings Throughout, Wine refrigerator

**Exterior features:**

Backyard fully fenced, Balcony, Block fence, Built-In barbecue, Courtyard, Covered patio, Deck, Enclosed Patio/Sun room, Fountain, Guest quarters, Mature landscaping, Outdoor spa, Patio, Rock/Gravel landscaping, Shrubs, Steps/Rails, Strip view, Waterfall spa, Water-Scaping, Wrought Iron fence  
Energy Info: Low E-Windows, Tinted Windows  
Roofing: Flat

**View:**

Golf course view  
Hill/mountain view  
Lot is 25265 sq. ft.  
Approximately 0.58 acre(s)  
Lot size is between 1/2 and 1 acre

**Schools:**

Elementary School: Goolsby Judy & John  
Jr. High School: Fertitta Frank & Victoria  
High School: Sierra Vista High

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/23-golden-sunray>

**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**