

## Spectacular one story on quiet cul-de-sac!

3 Shadow Hills Dr Las Vegas NV 89106

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



### LUXURY HOME DESCRIPTION

Spectacular one story on quiet cul-de-sac. Approximately ½ acre lot, beautiful courtyard entry with stone & pavers. Very elegant yet warm and inviting. There are disappearing edge doors in the Great Room/Family Room, the Master Suite & the Game Room. Marble, hardwood & carpet flooring, stone accents, arched doorways and chandeliers (Shonbeck crystal lighting) throughout. Formal Dining Room with Wine Room, Office with built-ins, Theatre Room, formal Living Room with floor to ceiling windows and a beautiful Great Room with a wet bar, built-in entertainment center and stone fireplace. Upgraded gourmet Kitchen with an additional dining area. Large Master Suite with a fireplace, an elegant Master Bath and disappearing edge doors leading to the backyard paradise with a pebble tech pool/spa with waterfalls, a built-in BBQ and a 5 hole putting green.

MLS#: 923975

PRICE: \$2,995,000

APPRX. SQ. FT: 7,042 sq.ft

LOCATION: Southern Highlands

ZIPCODE: 89106

BEDROOMS: 4

BATHROOMS: 5

POOL: No

GARAGE SIZE : 3

### FEATURES

Full Address of property:

3 Shadow Hills Dr Las Vegas NV 89106

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Southern Highlands

Year Built: 2006

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 7042 sq. ft.

Single story

Type: Custom

Master bedroom

Living room

Dining room

Den

Laundry room

Bathroom(s) on main floor  
Bedroom(s) on main floor  
Master bedroom is 28X19  
Living room is 19X18  
Dining room is 24X15  
3 or more fireplaces

**Fireplace features:**

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 1st floor, Full bath downstairs, Formal dining room, 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, Entry foyer, Formal living room, Sunken living room, Vaulted ceiling in living room, Built-in entertainment center in master bedroom, Master bedroom downstairs, Master bedroom separate

from other, Walk-in closet in master bedroom, Great room, 2nd bedroom: 15X12, 3rd bedroom: 16X13, 4th Bedroom: 15X13, Alarm system owned, Built-in microwave, Carpet, Central vacuum, Double built-in electric ovens, Gas stove, Marble/Stone floors, Water conditioner owned, Water filtering system, Window Coverings Throughout

**Exterior features:**

Backyard fully fenced, Built-In barbecue, Courtyard, Covered patio, Fountain, Front lawn, Front sprinkler system, Mature landscaping, Outdoor spa, Patio, Private yard, Rear lawn, Rear sprinkler system, Shrubs, Swim spa, Wrought Iron fence  
Energy Info: Dual Pane Windows, Low E-Windows  
Roofing: Pitched, Tile like

**View:**

Golf course view  
Hill/mountain view  
Lot is 21344 sq. ft.  
Located on a cul-de-sac  
Approximately 0.49 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Frias Charles & Phyllis  
Jr. High School: Tarkanian  
High School: Sierra Vista High

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/3-shadow-hills>

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