

# 10,180 Square Foot Estate Home!

3035 Montessouri St Las Vegas NV 89117

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

OWC w/30% down, low interest rate, prefers principal reduction! One story estate with over 10,000 square feet located on a 1.06 acre lot! Indoor swimming pool/spa, private tennis court, playground. Five bedrooms with their own baths, granite counters, party room next to swimming pool with fridge, dishwasher, sink, cabinets. Large master with very large bath. Open floor plan is perfect for entertaining. Recessed lighting. Safe room. 4 car garage. Easy strip access.

MLS#: 847718

PRICE: \$2,395,000

APPRX. SQ. FT: 10,180 sq.ft

LOCATION: Section10

ZIPCODE: 89117

BEDROOMS: 5

BATHROOMS: 7

POOL: Yes

GARAGE SIZE : 4

## FEATURES

Full Address of property:

3035 Montessouri St Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Year Built: 2005

5 total bedroom(s)

7 total bath(s)

5 total full bath(s)

2 total three-quarter bath(s)

Approximately 10180 sq. ft.

Single story

Type: Custom

Master bedroom

Living room

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 21X16

Living room is 26X35

Dining room is 13X20  
Family room is 24X24  
Pool features:Heated, Indoor, Inground Private  
Swimming pool(s)  
Spa/hot tub(s)  
Tennis court(s)  
4 or more car garage  
Attached parking

**Heating features:**  
2+ units, Central, Gas  
Central air conditioning

**Cooling features:**  
2+ central units, Electric

**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, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen island, Recessed lighting in kitchen, Tile flooring in kitchen, Walk-in pantry, Entry foyer, Formal living room, Front living room, Vaulted ceiling in living room, Ceiling fan in master bedroom, Dressing room in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 13X18, 3rd bedroom: 13X18, 4th Bedroom: 13X18, Alarm system owned,

Built-in microwave, Carpet, Ceiling fan(s), Convection oven, Drapes, Gas cooktop, Gas stove, Marble/Stone floors, Tile floors, Water filtering system, Window Coverings Throughout

**Exterior features:** Back yard access, Block fence, Built-In barbecue, Courtyard, Covered patio, Electric gate, Fully fenced, Indoor spa, Patio, Porch, Private yard, Rock/Gravel landscaping, Shrubs, Synthetic grass, Waterfall spa, Wrought Iron fence

**Energy Info:**  
Dual Pane Windows

**Roofing:**  
Flat, Tile like  
Lot is 46174 sq. ft.  
Approximately 1.06 acre(s)  
Lot size is between 1 and 2 acres

**Utilities present:**  
Public sewer, Public water, Cable TV wired, Cable wired, Underground utilities

**Schools:**  
Elementary School: Gray Guild R  
Jr. High School: Guinn Kenny C.  
High School: Spring Valley HS

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/3035-montessori>

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