

20,000 Sq. Ft. on the Best Lot in The Ridges

63 Promontory Ridge Drive 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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LUXURY HOME DESCRIPTION

20,000 Square Feet with Stunning "Top of the World" views of the entire strip, valley, city, golf and mountains! Located inside 3 gates in the guard gated Ridges. Four levels of hillside living with views from every level. The master is approximately 5,153 square feet on its own! This stunning home is equipped with Elevators, theatre, wellness room, library, gym, chapel, pool house, storage and terraces for all your outdoor entertaining! "S" driveway with tunnel and 7 car garages. This is the absolute best lot in the ridges with an amazing floor and site plans! The plans are being finalized and the buyer may have input and design choices. Price of lot will be reduced from \$3,500,00 to \$2,800,000.

MLS#: 834010

PRICE: \$15,000,000

APPRX. SQ. FT: 25,010 sq.ft

LOCATION: The Ridges

ZIPCODE: 89135

BEDROOMS: 7

BATHROOMS: 13

POOL: Yes

GARAGE SIZE : 7

FEATURES

Full Address of property:

63 Promontory Ridge Drive Las Vegas NV 89135

Single Family Property

Status: Active

County: Clark

Community Name: Summerlin

Year Built: 2009

7 total bedroom(s)

13 total bath(s)

5 total full bath(s)

3 total three-quarter bath(s)

5 total half bath(s)

Approximately 25012 sq. ft.

Three story

Type: Casita, Custom

Master bedroom

Living room

Dining room

Family room

Den

Basement

Laundry room

Bathroom(s) on main floor
Bedroom(s) on main floor
Master bedroom is 99X49
Living room is 30X20
Dining room is 30X20
Family room is 40X25
3 or more fireplaces

Fireplace features:

Gas, In family room, In Living/Great room, In Master bedroom

Pool features:

Disappearing Edge, Heated, Inground Private Swimming pool(s)
Spa/hot tub(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, Full bath downstairs, Formal dining room, 2+ family rooms, Separate family room, Upstairs & Downstairs family rooms, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Walk-in pantry, Entry foyer, Formal living room, Front living room, 2 master bedrooms, Balcony in master bedroom, Master bedroom separate from other, Sitting room in master bedroom, Walk-in

closet in master bedroom, 2nd bedroom: 18X24, 3rd bedroom: 19X20, Alarm system owned, Built-in microwave, Carpet, Central vacuum, Double built-in electric ovens, Gas cooktop, Marble/Stone floors, Warming drawer, Water conditioner owned, Wine refrigerator, 4th Bedroom: 24X24
Exterior features: Back yard access, Backyard fully fenced, Balcony, Built-In barbecue, Courtyard, Covered patio, Detached guest house, Fountain, Guest quarters, Mature landscaping, Outdoor spa, Shrubs, Strip view, Waterfall spa, Water-Scaping, Wrought Iron fence
Energy Info: Low E-Windows

Roofing:

Pitched, Tile like

View:

City view
Hill/mountain view

Lot features:

Irregular, Mountain/Hill side, Paved road
Lot is 81022 sq. ft.
Located on a cul-de-sac
Approximately 1.86 acre(s)
Lot size is between 1 and 2 acres
Building type: Built to suit

Utilities present:

Public sewer, Public water, Cable TV wired
Elementary School: Ober D Vorre & Hal

Schools:

Jr. High School: Rogich Sig
High School: Palo Verde

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/63-promontory>

Mail to klowman@luxuryhomeslv.com

Call Ken Lowman at (702) 216-4663

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