

Guard Gated Canyon Gate!

8856 Rainbow Ridge Dr Las Vegas NV 89117

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



LUXURY HOME DESCRIPTION

Two story in coveted Canyon Gate Country Club. This home has beautiful golf course views, large master suite with a balcony overlooking the backyard, swimming pool/spa and fairways! The master bath has a Jacuzzi tub. There is a formal living room, family room with fire place, kitchen with island, breakfast bar, walk-in pantry. 1 bedroom downstairs. Canyon Gate Country Club is located in the center of the west side and has championship golf course, tennis, exercise room, clubhouse, dining and newly renovated guard gate.

MLS#: 857945

PRICE: \$ 500,000

APPRX. SQ. FT: 2,747 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 3

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8856 Rainbow Ridge Dr Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Community Name: Canyon Gate

Year Built: 1990

4 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total three-quarter bath(s)

Approximately 2747 sq. ft.

Two story

Master bedroom

Living room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 20X17

Living room is 23X18

Dining room is 10X13

Family room is 17X20

2 fireplaces

Fireplace features:

Gas, In family room, In Master bedroom

Pool features:

Heated, Inground Private, Pool/Spa Combo
Swimming pool(s)
Spa/hot tub(s)

3 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, Dining area, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Tile countertops in kitchen, Tile flooring in kitchen, Entry foyer, Formal living room, Front living room, Sunken living room, Balcony in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 13X11, 3rd bedroom: 13X13, 4th Bedroom: 13X17, Carpet, Double built-in gas ovens, Gas stove, Manmade wood or laminate floors, Pot shelves, Shutters, Tile floors,

Water conditioner loop, Window coverings partial

Exterior features:

Balcony, Barbeque stub, Block fence, Community wall, Front lawn, Front sprinkler system, Fully fenced, Mature landscaping, Outdoor spa, Patio, Rear lawn, Rear sprinkler system, Shrubs, Swim spa, Waterfall spa, Wrought Iron fence

Roofing:

Pitched, Tile like

View:

Golf course view
Hill/mountain view
Lot is 7200 sq. ft.
Approximately 0.16 acre(s)
Lot size is less than 1/2 acre

Utilities present:

Public sewer, Public water, Cable TV wired, Cable wired, Underground utilities

Schools:

Elementary School: Derfelt Herbert A
Jr. High School: Johnson Walter
High School: Bonanza

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/8856-rainbow-ridge>

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