

Remarkable home in Canyon Gate Country Club!

8844 Rainbow Ridge Drive Las Vegas NV 89117

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



SOLD



"I'M CALLING KEN"
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LUXURY HOME DESCRIPTION

Remarkable home in coveted Canyon Gate Country Club! Gorgeous vaulted ceilings, recessed lighting, large picture windows, stunning golf, water & mountain views! Gourmet kitchen with granite. Large master retreat with balcony, fireplace and marble bath with jacuzzi tub. Large open upstairs loft used as 2nd family room. Downstairs bedroom with full bath. Warm neutral colors, ceiling fans & plantation shutters throughout. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and newly renovated guard gate.

MLS#: 1118719

PRICE: \$499,900

APPRX. SQ. FT: 3,663 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 5

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8844 Rainbow Ridge Drive Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1990

5 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 3663 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 25X15

Living room is 24X22

Dining room is 15X13

Family room is 21X16

3 or more fireplaces

Fireplace features:

Gas, In Living/Great room, In Master bedroom
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, Living/Dining room combo, Downstairs family room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Tile countertops in kitchen, Tile flooring in kitchen, Entry foyer, Formal living room, Sunken living room, Vaulted ceiling in living room, Balcony in master bedroom, Ceiling fan in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 13X11, 3rd bedroom: 14X12, 4th Bedroom: 18X12, Alarm system owned, Built-in microwave, Carpet, Convection oven, Double built-in electric ovens, Electric stove, Intercom system, Pot shelves, Skylight(s), Tile floors, Water conditioner owned, Water filtering system

Exterior features:

Backyard fully fenced, Balcony, Covered patio, Front lawn, Front sprinkler system, Mature landscaping, Rear sprinkler system, Shrubs, Wrought Iron fence
Roofing: Pitched, Tile like

View:

Golf course view

Hill/mountain view

Lake view

Waterview

Golf course lot/frontage

Approximately 0.21 acre(s)

Lot size is less than 1/2 acre

Schools:

Elementary School: Piggott Clarence

Jr. High School: Johnson Walter

High School: Bonanza

Mail to klowman@luxuryhomeslv.com

Call Ken Lowman at (702) 216-4663

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