

## Stunning custom luxury estate in Summerlin!

9404 Players Canyon Drive Las Vegas NV 89144

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



**"I'M CALLING KEN"**  
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7854 W. Sahara - Las Vegas, NV 89117

### LUXURY HOME DESCRIPTION

Stunning custom luxury estate located in prestigious guard gated Canyon Fairways in Summerlin, Las Vegas, on the 6 th fairway of gorgeous TPC Golf Course. The lush green landscaping and the extensive use of arches and iron work give this luxury estate impressive curb appeal which complements the surrounding custom multi-million dollar homes in this ultra-exclusive community. Quaint gated courtyard entry with fireplace and fountain. The interior boasts stone/marble flooring, an elevator, crown molding, shutters, a wet bar, gourmet kitchen that is equipped with a large granite island, stainless steel appliances and an abundance of counter and storage space. Relax in the grand master retreat with a stunning marble master bath and a full balcony with unparalleled golf and mountain views and overlooking the oasis style backyard with a generous covered patio, outdoor kitchen, swimming pool/spa and large fountain is perfect for entertaining.

MLS#: 1216909

PRICE: \$1,299,900

APPRX. SQ. FT: 6,611 sq.ft

LOCATION: Canyon Fairways

ZIPCODE: 89144

BEDROOMS: 5

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

9404 Players Canyon Drive Las Vegas NV 89144

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Summerlin

Subdivision: SUMMERLIN VILLAGE 3 CUSTOM LOT

Year Built: 1999

5 total bedroom(s)

6 total bath(s)

5 total full bath(s)

1 total half bath(s)

Approximately 6611 sq. ft.

Two 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 20X27

Living room is 21X22

Dining room is 16X15

3 or more fireplaces

**Fireplace features:**

Gas, In Great room, In Master bedroom, On

Courtyard patio

Pool features: Heated Pool, Inground-Private,

Pool/Spa Combo

Swimming pool(s)

Spa/hot tub(s)

3 car garage

Attached parking

**Parking features:**

Attached, Entry to House, Storage Area/Shelves,

Workshop/Bench Area

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, Kitchen custom cabinets, Kitchen island, Lighting track in kitchen, Marble/Stone countertops in kitchen, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Entry foyer, Formal living room, Rear living room, Balcony in master bedroom, Ceiling fan in master bedroom, Dressing room

in master bedroom, Master bedroom separate from other, Walk-in closet in master bedroom, Great room, 2nd bedroom: 19X17, 3rd bedroom: 15X15, 4th Bedroom: 20X13, Alarm system owned, Blinds, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Concrete floors, Convection oven, Double built-in electric ovens, Double built-in gas ovens, Gas cooktop, Intercom system, Marble/Stone floors, Shutters, Water conditioner owned, Window Coverings Throughout, Wine refrigerator

**Exterior features:**

Balcony, Built-In Barbecue, Courtyard, Dogrun, Porch, Portico, Secured Entry, Inground Spa, Outdoor Spa, Waterfall(Spa)

Energy Info: Dual Pane Windows, Low E-Windows  
Roofing: Pitched, Tile like

**View:**

City view

Golf course view

Hill/mountain view

Lot features: Property Fully Fenced, Community Wall, Stucco Fence, Wrought Iron Fence, Drip Irrigation Bubblers, Fountain, Front Lawn, Front Sprinkler System, Garden Area, Mature Landscaping, Rear Lawn, Rear Sprinkler System  
Approximately 0.35 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Bonner John W

Jr. High School: Rogich Sig

High School: Palo Verde

**Mail to [klowman@luxuryhomeslv.com](mailto:klowman@luxuryhomeslv.com)**

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