

## Simply stunning single story luxury home!

2209 Glenbrook Way Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

Simply stunning single story luxury home in Canyon Gate Country Club with beautiful water views! Cherry floors, plantation shutters, crown molding & pot shelves. 2 dens, one is set up as a theatre room with surround sound & built-ins. The other is a playroom with abundant shelves, storage and sliders to the entertaining backyard with covered patio, swimming pool and spa. Beautiful large master suite is separate from the other bedrooms with a fireplace, 2 walk-in closets, sliders to backyard and a Jacuzzi bath. Gorgeous gourmet kitchen with granite, wood floors, walk-in pantry, Thermador appliances. Family room with vaulted ceilings, fireplace and wetbar and a formal dining room with chandelier. Million dollar home views of tranquil waterscape. Canyon Gate Country Club offers private golf course, tennis courts, gym, dining room and social activities all within a guard gated setting.

MLS#: 1121882

PRICE: \$699,900

APPRX. SQ. FT: 3,319 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

2209 Glenbrook Way Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1995

3 total bedroom(s)

4 total bath(s)

3 total full bath(s)

1 total half bath(s)

Approximately 3319 sq. ft.

Single story

Master bedroom

Living room

Dining room

Family room

Den

Bathroom(s) on main floor

Bedroom(s) on main floor  
Master bedroom is 23x16  
Living room is 23x16  
Dining room is 14x12  
Family room is 14x11  
2 fireplaces

**Fireplace features:**

Gas, In Living/Great room, In Master bedroom  
Swimming pool(s)  
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 area, Washer/Dryer on 1st floor, Full bath downstairs, Formal dining room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Hardwood flooring in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Walk-in pantry, Entry foyer, Formal living room, Rear living room, Vaulted ceiling in living room, Ceiling fan in master bedroom, Master bedroom downstairs, Master bedroom separate from other,

Walk-in closet in master bedroom, 2nd bedroom: 14x11, 3rd bedroom: 14x12, Built-in microwave, Carpet, Ceiling fan(s), Convection oven, Double built-in electric ovens, Gas stove, Pot shelves, Shutters, Tile floors, Window Coverings Throughout

**Exterior features:**

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

**View:**

Lake view  
Waterview  
Approximately 0.27 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](mailto:klowman@luxuryhomeslv.com)

Call Ken Lowman at (702) 216-4663

Luxury Homes of Las Vegas - 7854 W Sahara - Las Vegas NV 89117