

Stunning luxury estate home Canyon Gate!

2308 Bay Hill Dr Las Vegas NV 89117

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



LUXURY HOME DESCRIPTION

Stunning luxury estate home in prestigious guard gated Canyon Gate Country Club with beautiful curb appeal located on the 16 th hole with incredible double fairway views! The gourmet kitchen boasts granite counters, custom cabinetry, sub zero and a breakfast bar. This stunning estate boasts a formal living and dining room, 3 fireplaces, gorgeous wood floors and plantation shutters. The floor to ceiling windows offer an abundance of natural light and the most amazing views of the immaculately manicured backyard, golf course and mountains. This better than new luxury home had an extensive interior renovation a few short years ago and represents modern décor in Canyon Gate real estate. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis courts, exercise room, club house, dining room and guard gate.

MLS#: 1317586

PRICE: \$599,900

APPRX. SQ. FT: 3,146 sq.ft.

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 5

FEATURES

Full Address of property:

2308 Bay Hill Dr Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Subdivision: FOOTHILLS CNTRY CLUB UNIT #3 A

Year Built: 1990

4 total bedroom(s)

4 total bath(s)

3 total full bath(s)

1 total half bath(s)

Approximately 3146 sq. ft.

Two story

Master bedroom

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Master bedroom is 23x14

Living room is 20x15

Dining room is 12x11
Family room is 17x16
Hardwood floors
3 or more fireplaces

Fireplace features:

2 way, Gas, In Living/Great room, In Master bath, In Master bedroom
3 car garage
Attached parking

Parking features:

Attached Auto Door Opener(s), Entry to House

Heating features:

2+ units, Central, Gas

Cooling features:

2 Or More Central Units, Central

Interior features:

Separate laundry room, Full bath downstairs, Formal dining room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Granite countertops in kitchen, Hardwood flooring in kitchen, Kitchen custom cabinets, Sunken living room, Balcony in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 12x11, 3rd bedroom: 13x11, 4th Bedroom: 12x11, Built-in microwave,

Carpet, Ceiling fan(s), Double built-in gas ovens, Gas cooktop, Window coverings partial, Window Coverings Throughout

Exterior features:

Back Yard Access, Balcony, Covered Patio
Roofing: Pitched, Tile like
Community golf
Community security features

View:

Golf course view
Hill/mountain view
Golf course lot/frontage
Lot features: Property Fully Fenced, Stucco Fence, Wrought Iron Fence, Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System, Shrubs, Side(s) Sprinkler System
Approximately 0.21 acre(s)
Lot size is less than 1/2 acre
Utilities present: Underground Utilities

Schools:

Elementary School: Piggott Clarence
Jr. High School: Johnson Walter
High School: Bonanza

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