

Beautiful custom home in Canyon Gate Country Club!

8725 Robinson Ridge Drive Las Vegas NV 89117

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



LUXURY HOME DESCRIPTION

Beautiful custom home located on the 3 rd fairway of Canyon Gate Country Club's exclusive golf course. The soaring ceiling in the entry way gives this home the added luxury that reflects the refined feel of this golf front dream home. The spacious master retreat overlooks the lushly landscaped backyard with golf and mountain views! This is an ideal opportunity to own your luxury home in prestigious Canyon Gate Country Club which is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and guard gate. To make luxury more achievable, the Owner will carry with \$125,000 down at 6% for the 1 st year, 7% for the 2 nd year and 8% for the 3 rd year.

MLS#: 1237276

PRICE: \$475,000

APPRX. SQ. FT: 2,887 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 2.5

POOL: No

GARAGE SIZE : 3

FEATURES

Full Address of property:

8725 Robinson Ridge Drive Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Subdivision: FOOTHILLS COUNTRY CLUB

Year Built: 1990

3 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total half bath(s)

Approximately 2887 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Master bedroom is 18X14
Living room is 18X17
Dining room is 19X13
Family room is 22X16
Fireplace(s)

Fireplace features:

Gas, In family room
3 car garage
Attached parking

Parking features:

Attached , Auto Door Opener(s), Entry to House,
Finished Interior

Heating features:

2+ units, Central, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate
laundry room, Washer/Dryer on 1st floor, 1/2 bath
downstairs, Formal dining room, Downstairs family
room, Separate family room, Breakfast nook (eating
area), Kitchen island, Lighting track in kitchen,
Marble/Stone countertops in kitchen, Solid surface
countertops in kitchen, Tile flooring in kitchen, Walk-
in pantry, Entry foyer, Formal living room, Sunken
living room, Vaulted ceiling in living room, Ceiling fan
in master bedroom, Master bedroom separate from
other, Master bedroom upstairs, Walk-in closet in

master bedroom, 2nd bedroom: 13X11, 3rd bedroom:
13X11, Carpet, Double built-in electric ovens, Gas
stove, Marble/Stone floors, Pot shelves, Shutters, Tile
floors, Water conditioner owned, Window coverings
partial

Exterior features:

Balcony, Barbeque Stub, Built-In Barbecue, Covered
Patio, Patio
Energy Info: Dual Pane Windows
Roofing: Pitched, Tile like
View:Golf course view
Hill/mountain view
Golf course lot/frontage
Lot features: Backyard Full Fenced, Wrought Iron
Fence, Drip Irrigation Bubblers, Front Lawn, Front
Sprinkler System, Mature Landscaping, Rear Lawn,
Rear Sprinkler System, Shrubs
Approximately 0.22 acre(s)
Lot size is less than 1/2 acre

Schools:

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

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Call Ken Lowman at (702) 216-4663

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