

Beautiful two story in Canyon Gate Country Club!

8764 Rainbow Ridge Drive Las Vegas NV 89117

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



SOLD



LUXURY HOME DESCRIPTION

Beautiful two story in Canyon Gate Country Club with golf, mountain and lake views! Well maintained, open floor plan, large picture windows, plantation shutters. One bedroom downstairs with bathroom. Two family rooms, one upstairs (27'x13') with built-in desk & one downstairs with fireplace and built-in entertainment center. Formal sunken living room with vaulted ceilings. Large master suite with fireplace, balcony, jacuzzi tub. 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#: 1120520

PRICE: \$549,900

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

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 3.5

POOL: No

GARAGE SIZE : 3

FEATURES

Full Address of property:

8764 Rainbow Ridge Drive Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1989

4 total bedroom(s)

5 total bath(s)

3 total full bath(s)

1 total three-quarter bath(s)

1 total half bath(s)

Approximately 3663 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 29X20

Living room is 28X21

Dining room is 10X9

Family room is 20X15

3 or more fireplaces

Fireplace features:

Gas, In family room, In Living/Great room, In Master bedroom

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, 3/4 bath downstairs, Living/Dining room combo, 2+ family rooms, Built-in bookcases in family room, Upstairs & Downstairs family rooms, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Kitchen custom cabinets, Lighting track in kitchen, Recessed lighting in kitchen, Solid surface countertops in kitchen, Tile flooring in kitchen, Walk-in pantry, Formal living room, Sunken living room, Vaulted ceiling in living room, Balcony in master bedroom, Built-in bookcases in master bedroom, Built-in entertainment center in master bedroom, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 12X12, 3rd bedroom: 14X12, 4th Bedroom: 15X10, Built-in microwave, Carpet, Convection oven,

Double built-in electric ovens, Gas stove, Pot shelves, Shutters, Tile floors, Water conditioner owned, Water filtering system, Window Coverings Throughout

Exterior features:

Backyard fully fenced, Balcony, Built-In barbecue, Covered patio, Front lawn, Front sprinkler system, Mature landscaping, Rear lawn, Shrubs, Wrought Iron fence

Roofing: Pitched, Tile like

View:

Golf course view

Hill/mountain view

Lake view

Waterview

Approximately 0.19 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

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