

## Luxurious single story luxury home masterpiece!

9312 Canyon Classic Dr 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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### LUXURY HOME DESCRIPTION

Luxurious single story luxury home masterpiece in exclusive guard gated Canyon Fairways community of Summerlin in Las Vegas. Situated on .34 acre lot with stacked stone exterior accents, lush landscaping and an inviting gated courtyard entry. The graceful interior boasts over 4,000 square feet, elegant marble flooring, cathedral ceilings, an office, plantation shutters, an oversized formal living room with a granite fireplace, wet bar and picture windows that offer a profusion of natural light. Every bedroom is ensuite and generous in size. The chef ready gourmet kitchen is appointed with upgraded stainless steel appliances, granite, a large island with pot filler sink and a cozy breakfast nook. The magnificent master retreat has a large walk-in closet, a luxurious marble master spa bathroom with tray ceiling and sliders to the backyard sanctuary with stamped concrete patio & deck, a sparkling pebble tech swimming pool and spa and misting system. This million dollar Las Vegas luxury home is of quality construction and attention to detail throughout!

MLS#: 1503694

PRICE: \$1,199,900

APPRX. SQ. FT: 4,019 sq.ft

LOCATION: Canyon Fairways

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

9312 Canyon Classic Dr Las Vegas NV 89144

Area: 404 - North West

Subdivision: Summerlin Village 3

4 total full bath(s)

1 total half bath(s)

1 stories

Dining room

Den

Laundry room

Living/Great Rm, Master Bedroom fireplace(s)

Swimming pool(s)

Spa/hot tub(s)

3 car garage(s)

Attached parking

**Parking features:** Auto Door Opener(s), Attached  
Finished Interior, Storage Area/Shelves

**Heating features:** 2+ units, Central, Gas, Central,  
Gas

**Cooling features:** 2 Or More Central Units, Central,  
Electric

**Exterior features:** Courtyard!#!Covered  
Patio!#!Portico!#!Private Yard!#!Secured Entry

**Community features:** Ccrs!#!Guard

**Gated!#!Community Wall**  
Community security features

**Lot features:** 1/4 To 1 Acre

**Zoning:** Single-Family

**Schools:**

Elementary School: Bonner John W

Middle School: Rogich Sig

High School: Palo Verde

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

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