

## Gorgeous two story estate with privacy!

1817 St Gregory Drive Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

Gorgeous two story estate at the end of a quiet cul-de-sac with a beautiful greenbelt behind it for added privacy. Located in prestigious gated Churchill Estates in Peccole Ranch, this immaculate home is model ready at all times! Most of the downstairs is tiled throughout with a coveted downstairs master retreat. The chef's kitchen has recently been remodeled with new granite, stainless steel appliances and custom cabinets. Some of the impressive features of this estate are custom built-ins throughout, a formal living room, two large family rooms with the upstairs room set up as a game room and a downstairs office with built-ins. The exterior has lush landscaping with the backyard being a prime retreat area for entertaining or just relaxing with a gazebo, quaint garden area and an in-ground spa.

MLS#: 1182664

PRICE: \$419,900

APPRX. SQ. FT: 3,405 sq.ft

LOCATION: Peccole Ranch

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 2.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

1817 St Gregory Drive Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Peccole Ranch

Year Built: 1991

3 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total half bath(s)

Approximately 3405 sq. ft.

Two story

Master bedroom

Living room

Dining room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 24x16

Living room is 16X13  
Dining room is 16X13  
Family room is 20X19  
3 or more fireplaces

**Fireplace features:**

Gas, In family room, In Living/Great room, In Master bedroom  
Spa/hot tub(s)  
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, Full bath downstairs, Formal dining room, Living/Dining room combo, 2+ family rooms, Built-in bookcases in family room, Separate family room, Upstairs & Downstairs family rooms, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen,

Tile flooring in kitchen, Entry foyer, Formal living room, Front 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: 15X12, 3rd bedroom: 13X13, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Gas cooktop, Shutters, Tile floors

**Exterior features:**

Backyard fully fenced, Barbeque stub, Block fence, Front lawn, Front sprinkler system, Mature landscaping, Patio, Rear lawn, Rear sprinkler system, Shrubs, Synthetic grass  
Energy Info: Dual Pane Windows  
Roofing: Pitched, Tile like  
Approximately 0.29 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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