

Gorgeous waterfront single story custom estate!

3004 Beach View Ct Las Vegas NV 89117

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



SOLD



"I'M CALLING KEN"
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LUXURY HOME DESCRIPTION

Gorgeous and luxurious waterfront single story custom estate located on the lake with exceptional curb appeal, lush landscaping, stacked stone accents and stunning views! This waterfront luxury estate boasts a glamorous foyer, arched doorways, 14' tray and coffered ceilings, floor to ceiling windows, marble floors with inlays, an enclosed sunroom, 4 skylights and an incredible gourmet kitchen with an abundance of custom cabinetry, stainless steel appliances, granite counters and a large island and breakfast bar. Relax in the impeccable master retreat with a sitting room, marble bathroom and his and her walk-in closets. The cozy family room has doors that completely open up mingling the beauty and functionality of the interior with the amazing exterior with a covered patio, boating dock, spa and a disappearing edge pool that looks a if it's spilling over into the lake! This is luxury living at The Lakes, Las Vegas at its finest!

MLS#: 1346449

PRICE: \$1,249,900

APPRX. SQ. FT: 5,115 sq.ft

LOCATION: The Lakes

ZIPCODE: 89117

BEDROOMS: 5

BATHROOMS: 5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

3004 Beach View Ct Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

Area: 502 - South West

Community Name: The Lakes

Subdivision: HARBOR VISTA

Year Built: 2002

5 total bedroom(s)

6 total bath(s)

4 total full bath(s)

1 total three-quarter bath(s)

1 total half bath(s)

Approximately 5115 sq. ft.

Single story

Type: Custom

Master bedroom

Living room

Dining room
Family room
Den
Laundry room
Bathroom(s) on main floor
Bedroom(s) on main floor
Master bedroom is 38X16
Living room is 15X14
Dining room is 15X12
Family room is 18X15
Fireplace(s)

Fireplace features:

Gas, In family room

Pool features:

Disappearing Edge, Inground-Private
Swimming pool(s)
Spa/hot tub(s)
3 car garage
Attached parking

Parking features:

Attached Auto Door Opener(s), Entry to House,
Storage Area/Shelves

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, 2+ family rooms, Separate family room, Upstairs & Downstairs family rooms, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Formal living room, Front living room, Sunken living room, Ceiling fan in master bedroom, Dressing room in master bedroom, Master bedroom separate from

other, Sitting room in master bedroom, Walk-in closet in master bedroom, 2nd bedroom: 17X14, 3rd bedroom: 14X12, 4th Bedroom: 13X12, Alarm system owned, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Convection oven, Double built-in electric ovens, Gas cooktop, Marble/Stone floors, Shutters, Skylight(s), Sun room, Water conditioner owned, Water filtering system, Window Coverings Throughout

Inclusions: Dishwasher, Disposal, Refridgerator

Exterior features:

Back Yard Access, Covered Patio, Deck, Enclosed Patio Sun Room, Patio, Inground Spa, Outdoor Spa

Exterior construction: Frame & Stucco

Energy Info: Dual Pane Windows

Roofing: Pitched, Tile like

View:

Lake view

Waterview

Waterfront property

Lot features: Backyard Full Fenced, Block Fence, Drip Irrigation Bubblers, Garden Area, Mature Landscaping, Rock/Gravel Landscaping, Shrubs, Synthetic Grass

Located on a cul-de-sac

Approximately 0.29 acre(s)

Lot size is less than 1/2 acre

Zoning: Single-Family

Utilities present: Cable Wired, Cable TV Wired, Underground Utilities

School:

Elementary School: Christensen M J

Jr. High School: Fertitta Frank & Victoria

High School: Spring Valley HS

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Call Ken Lowman at (702) 216-4663

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