

## Immaculate luxury home in the gated community!

1400 French Merlot Court Las Vegas NV 89144

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



### LUXURY HOME DESCRIPTION

Immaculate luxury home in the pristine guard gated community of The Vineyards in Summerlin, Las Vegas! Located next to a greenbelt on a corner cul-de-sac lot with impressive curb appeal & astounding million dollar Las Vegas Strip & city views! Enclosed gated front courtyard with diamond stamped sealed concrete. The magnificent interior is warm & inviting with plantation shutters & recessed lighting throughout, neutral color pallet, wood & flagstone floors. Amenities include a built-in media center, surround sound & central vacuum. The gourmet kitchen has granite counter tops & full back-splash with upgraded GE Profile appliances, built-in cabinetry, an over-sized walk-in pantry and butler's pantry with a wine cooler. Relax in the large master retreat with his/her closets and a balcony with those gorgeous Las Vegas Strip views. The impressive backyard oasis boasts a solar heated pool & spa, covered patio & pergola on the 2nd patio. An extended 3 car garage with custom cabinetry & epoxy floors complete the setting. This luxury estate home in The Vineyards is a treasure!

MLS#: 1134836

PRICE: \$699,900

APPRX. SQ. FT: 3,837 sq.ft

LOCATION: The Vineyards

ZIPCODE: 89144

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

1400 French Merlot Court Las Vegas NV 89144

Single Family Property

Status: Contingent Offer

County: Clark

Community Name: Summerlin

Year Built: 2000

4 total bedroom(s)

4 total bath(s)

3 total full bath(s)

1 total half bath(s)

Approximately 3837 sq. ft.

Two story

Master bedroom

Living room

Dining room

Family room

Den  
Laundry room  
Bathroom(s) on main floor  
Master bedroom is 19x16  
Living room is 15X15  
Dining room is 15X12  
Family room is 20X19  
Fireplace(s)

**Fireplace features:**

Gas, In family room  
Swimming pool(s)  
Spa/hot tub(s)

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, 1/2 bath downstairs, Formal dining room, Built-in bookcases in family room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Tile flooring in kitchen, Walk-in pantry, Entry foyer, Formal living room, Front living room, Sunken living room, Balcony in master bedroom, Ceiling fan in master bedroom, Dressing room in master bedroom, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd

bedroom: 14X12, 3rd bedroom: 14X10, 4th Bedroom: 13X12, Alarm system owned, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Convection oven, Double built-in electric ovens, Gas stove, Intercom system, Marble/Stone floors, Shutters, Tile floors, Water filtering system, Wine refrigerator

**Exterior features:**

Back yard access, Balcony, Barbeque stub, Courtyard, Covered patio, Front lawn, Front sprinkler system, Mature landscaping, Patio, Rear lawn, Rear sprinkler system, Shrubs, Strip view  
Energy Info: Dual Pane Windows  
Roofing: Pitched, Tile like

**View:**

City view  
Hill/mountain view  
Located on a cul-de-sac  
Approximately 0.24 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Stanton Ethel  
Jr. High School: Rogich Sig  
High School: Palo Verde

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