

## Luxurious custom estate home!

2260 Villefort Ct Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

Luxurious custom estate home in privately gated community of only 8 luxury homes. The impressive craftsmanship throughout and the incredible open floor plan makes this dream home ideal for entertaining. This luxury home surrounds a stunning interior courtyard and boasts wood beam ceilings, crown molding, stamped concrete flooring and a chef's dream gourmet kitchen with designer appliances and opens to a large family room with vaulted ceilings. Entertain family and friends with a shared tennis court, private swimming pool and spa, a wine cellar, home theatre, billiards room and breathtaking Strip, city and mountain views. Your guests will enjoy relaxing in the separate casita with kitchen, living room, bedroom and bathroom. Las Vegas Luxury Home Living at its finest!

MLS#: 1236337

PRICE: \$1,295,000

APPRX. SQ. FT: 6,894 sq.ft

LOCATION: Las Vegas

ZIPCODE: 89117

BEDROOMS: 5

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 5

### FEATURES

Full Address of property:

2260 Villefort Ct Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Subdivision: MONTE CRISTO COURT

Year Built: 2003

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 6894 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor  
Master bedroom is 18X16  
Living room is 15x14  
Dining room is 17x12  
Family room is 22x20  
3 or more fireplaces

**Fireplace features:**

Gas, In family room, In Living/Great room, On Courtyard patio

**Pool features:**

Heated Pool, Inground-Private, Waterfall  
Swimming pool(s)  
Spa/hot tub(s)  
4 or more car garage  
Attached parking

**Parking features:**

Attached , Auto Door Opener(s), Entry to House  
Heating features: 2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 2nd floor, Full bath downstairs, Formal dining room, 2+ family rooms, Downstairs family room, Separate family room, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Concrete flooring in kitchen, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Walk-in pantry, Built-in bookcases in living room,

Entry foyer, Formal living room, Vaulted ceiling in living room, Ceiling fan in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 14x13, 3rd bedroom: 15x14, 4th Bedroom: 14x14, Alarm system owned, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Concrete floors, Convection oven, Gas cooktop, Water conditioner owned, Wine refrigerator

**Exterior features:**

Back Yard Access, Balcony, Built-In Barbecue, Covered Patio, Patio, Inground Spa, Outdoor Spa  
Energy Info: Dual Pane Windows, Low E-Windows  
Roofing: Pitched, Tile like  
View: Strip View  
City view  
Hill/mountain view  
Lot features: Backyard Full Fenced, Block Fence, Drip Irrigation Bubblers, Front Lawn, Front Sprinkler System, Mature Landscaping, Shrubs  
Approximately 0.41 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Derfelt Herbert A  
Jr. High School: Johnson Walter  
High School: Bonanza

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

**Call Ken Lowman at (702) 216-4663**

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