

Single Story Perfection in The Ridges

34 Promontory Ridge Drive Las Vegas NV 89135

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



LUXURY HOME DESCRIPTION

Former Parade of Homes and Five-Time DESI Award Winner on over .5 acre lot! This is truly a Showcase home. The best of the best, contemporary, totally custom, automated and stunning! Located in the prestigious Ridges/ Promontory it consists of almost every upgrade imaginable and comes fully furnished. Throughout the entire home you will find marble, stone, granite, crown molding, crestron lighting, custom built-in cabinets! The Master Retreat has custom built-ins, an exercise room and a marble bathroom with a circular Kohler Jacuzzi tub, a steam/sauna shower. The large family room opens completely up to the exterior patio/living area. The backyard has lush mature landscaping, a built-in BBQ, incredible tile and stonework, swimming pool, spa and beautiful mountain/golf views. Pictures do little justice to this incredible home!

MLS#: 809247

PRICE: \$5,600,000

APPRX. SQ. FT: 6,946 sq.ft

LOCATION: Las Vegas

ZIPCODE: 89135

BEDROOMS: 4

BATHROOMS: 5

POOL: Yes

GARAGE SIZE : 4

FEATURES

Full Address of property:

34 Promontory Ridge Drive Las Vegas NV 89135

Single Family Property

Status: Contingent Offer

County: Clark

Community Name: Summerlin

Year Built: 2003

4 total bedroom(s)

6 total bath(s)

2 total full bath(s)

2 total three-quarter bath(s)

2 total half bath(s)

Approximately 6946 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 16X35
Living room is 14X21
Dining room is 22X15
Family room is 30X38
4 or more fireplaces

Fireplace features:

Gas, In family room, In Living/Great room, In Master bedroom

Pool features:

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

Heating features:

2+ units, Central, Gas

Central air conditioning

Cooling features:

2+ central units, Electric

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry room, Full bath downstairs, Formal dining room, Built-in bookcases in family room, Downstairs family room, Separate family room, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Kitchen custom cabinets, Kitchen island, Marble/Stone countertops in kitchen, Marble/Stone flooring in kitchen, Walk-in pantry, Built-in bookcases in living room, Entry foyer, Formal living room, Vaulted ceiling in living room, Built-in entertainment center 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: 21X14, 3rd bedroom: 15X16, Alarm system owned, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Convection oven, Double built-in electric ovens, Electric stove, Intercom system, Marble/Stone floors, Water conditioner owned, Window Coverings Throughout, Wine refrigerator

Exterior features:

Backyard fully fenced, Block fence, Built-In barbecue, Circular driveway, Courtyard, Covered patio, Mature landscaping, Outdoor spa, Park/Greenbelt view, Portico, Private yard, Rear lawn, Rear sprinkler system, Shrubs, Side(s) sprinkler system, Waterfall spa, Wrought Iron fence

Energy Info:

Dual Pane Windows

Roofing:

Pitched, Tile like

View:

Golf course view
Hill/mountain view
Lot is 23958 sq. ft.
Approximately 0.55 acre(s)
Lot size is between 1/2 and 1 acre

Utilities present:

Public sewer, Public water, Underground utilities

Schools:

Elementary School: Ober D Vorre & Hal
Jr. High School: Rogich Sig
High School: Palo Verde

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/34-promontory>

Mail to klowman@luxuryhomeslv.com

Call Ken Lowman at (702) 216-4663

Luxury Homes of Las Vegas - 7854 W Sahara - Las Vegas NV 89117