

Beautiful Guard Gated at Canyon Gate

8625 Titleist Circle Las Vegas NV 89117



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



LUXURY HOME DESCRIPTION

Large lot in beautiful guard gated Canyon Gate. Beautifully landscaped! Master suite is downstairs, separate from other bedrooms, with cedar closet & sauna in bathroom. All bedrooms have their own full baths. Large game room/loft upstairs. Recessed lighting and molding throughout. Living room with 2-way fireplace and doors to patio. Beautiful, serene backyard. 3 car garage.

MLS#: 822687

PRICE: \$700,000

APPRX. SQ. FT: 5,131 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8625 Titleist Circle Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Community Name: Canyon Gate

Year Built: 1991

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 5131 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 26X17

Living room is 22X17

Dining room is 18X13

Family room is 25X19

2 fireplaces

Fireplace features:

Gas, In Living/Great room, In Master bedroom
3 car garage

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, Separate family room, Breakfast nook (eating area), Garden window in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone countertops in kitchen, Recessed lighting in kitchen, Solid surface countertops 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, Sitting room in master bedroom, Walk-in closet in master bedroom, 2nd bedroom: 11X21, 3rd bedroom: 18X12, Blinds, Built-in gas oven, Built-in microwave, Carpet, Ceiling fan(s), Convection oven, Double built-in gas ovens, Electric cooktop, Marble/Stone floors, Pot shelves, Shutters, Tile floors, Water conditioner

rented, Water filtering system, 4th Bedroom: 15X14

Exterior features:

Back yard access, Backyard fully fenced, Balcony, Barbeque stub, Block fence, Covered patio, Dogrun, Front lawn, Front sprinkler system, Garden area, Mature landscaping, Private yard, Rear lawn, Shrubs, Side(s) sprinkler system, Wrought Iron fence

Energy Info:

Dual Pane Windows

Roofing:

Pitched, Tile like
Lot is 12200 sq. ft.
Located on a cul-de-sac
Approximately 0.38 acre(s)
Lot size is less than 1/2 acre

Utilities present:

Public sewer, Public water, Underground utilities

Schools:

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

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