

2 story in coveted Canyon Gate Country Club!

8756 Rainbow Ridge Dr Las Vegas NV 89117

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



"I'M CALLING KEN"
(702) 216-4663
7854 W. Sahara - Las Vegas, NV 89117

LUXURY HOME DESCRIPTION

2 story in coveted Canyon Gate Country Club. Beautiful golf course & water views! Gourmet kitchen with island, granite, breakfast bar, walk-in pantry, nook. Marble & tile floors, shutters, large master suite with huge master closet (was 4 th bedroom that can be converted back to bedroom), marble bath with claw foot tub. Balcony overlooking lake, pebble tech pool/spa, outdoor bar, BBQ, Retractable awning, palm trees. Canyon Gate Country Club is located in the center of the west side and has championship golf course, tennis, exercise room, club house, dining & newly renovated guard gate.

MLS#: 1065441

PRICE: \$550,000

APPRX. SQ. FT: 2,747 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 2.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8756 Rainbow Ridge Dr Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1989

4 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total three-quarter bath(s)

Approximately 2747 sq. ft.

Two story

Master bedroom

Living room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 20X17

Living room is 23X18

Dining room is 10X13

Family room is 17X20

2 fireplaces

Fireplace features:

Gas, In family room, In Master bedroom
Swimming pool(s)

3 car garage

Attached parking

Heating features:

2+ units, Central, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry room, Full bath downstairs, Dining area, Separate family room, 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, Entry foyer, Formal living room, Front living room, Sunken living room, Balcony in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 13X11, 3rd bedroom: 13X13, 4th Bedroom: 13X17, Double built-in gas ovens, Gas stove, Marble/

Stone floors, Pot shelves, Shutters, Water conditioner loope, Window coverings partial

Exterior features:

Balcony, Block fence, Built-In barbecue, Community wall, Front lawn, Front sprinkler system, Fully fenced, Mature landscaping, Outdoor spa, Patio, Rear lawn, Rear sprinkler system, Shrubs, Swim spa, Wrought Iron fence
Roofing: Pitched, Tile like

View:

Hill/mountain view
Lake view
Waterview
Approximately 0.18 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

Call Ken Lowman at (702) 216-4663

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