

Beautiful views in Canyon Gate Country Club!

8816 Canyon Springs Dr Las Vegas NV 89117

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



LUXURY HOME DESCRIPTION

Beautiful water, golf, mountain views in Guard Gated Canyon Gate Country Club. Marble floors, sunken living room with stone fireplace. Formal dining room with built-in hutch. Two guest suites with full baths and walk-in closets (1 with golf view). Kitchen with island, granite counters, Gaggenau double ovens, veggie sink & grill. Family room and nook with built-ins, stone fireplace. Master upstairs with retreat, stone fireplace, balcony, marble bath with steam shower, jetted tub & 2 walk-in closets. Second family room or office with wet bar. Free form dipping pool/stream, waterfall & large covered patio. 1890 sq ft basement.

MLS#: 927086

PRICE: \$1,100,000

APPRX. SQ. FT: 4,903 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 4.5

POOL: No

GARAGE SIZE : 3

FEATURES

Full Address of property:

8816 Canyon Springs Dr Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1990

3 total bedroom(s)

6 total bath(s)

3 total full bath(s)

3 total half bath(s)

Approximately 4903 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Dining room

Family room

Basement

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 13x21

Living room is 15X21

Dining room is 11x19
Family room is 12X18
4 or more fireplaces

Fireplace features:

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

3 car garage
Attached parking

Heating features:

2+ units, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Dining room hutch, Formal dining room, 2+ family rooms, Built-in bookcases in family room, Upstairs & Downstairs family rooms, Wet bar in family room, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Built-in entertainment center, Formal living room, Front living room, Sunken living room, Balcony in master bedroom, Built-in entertainment center in master bedroom, Master bedroom upstairs, Sitting room in master bedroom, Walk-in closet in master

bedroom, 2nd bedroom: 13X16, 3rd bedroom: 13X14, Carpet, Ceiling fan(s), Central vacuum, Double built-in electric ovens, Electric cooktop, Intercom system, Marble/Stone floors, Pot shelves, Shutters, Skylight(s), Water conditioner owned, Window coverings partial

Exterior features:

Back yard access, Backyard fully fenced, Balcony, Circular driveway, Covered patio, Mature landscaping, Rock/Gravel landscaping, Shrubs, Wrought Iron fence
Energy Info: Dual Pane Windows
Roofing: Pitched, Tile like

View:

Golf course view
Hill/mountain view
Golf course lot/frontage
Lot is 12900 sq. ft.
Approximately 0.31 acre(s)
Lot size is less than 1/2 acre

Schools:

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

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/8816-canyon-springs>

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