

Beautifully upgraded home in Canyon Gate!

9048 Opus Dr Las Vegas NV 89117

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



LUXURY HOME DESCRIPTION

Elegant luxury estate located in stunning Guard Gated Canyon Gate Country Club. Some of the amazing features of this beautifully upgraded home are stone and travertine flooring, neutral carpet & faux paint in rich, warm colors, a family room with a built-in desk, a downstairs office with built-ins, a sunken living room with fireplace and a superior gourmet kitchen with granite counters and magnificent custom cabinets. Relax in the romantic master retreat with a sitting room, 2-way fireplace to master bath, morning kitchen & balcony with incredible golf & mountain views. Entertaining is easy in the inviting gated courtyard with a pool, above ground spa, fireplace, BBQ & covered patio. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and guard gate.

MLS#: 1376395

PRICE: \$599,900

APPRX. SQ. FT: 3,029 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 2.5

POOL: Yes

GARAGE SIZE : 2

FEATURES

Full Address of property:

9048 Opus Dr Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Community Name: Canyon Gate

Year Built: 1996

3 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total half bath(s)

Approximately 3029 sq. ft.

Two story

Master bedroom

Living room

Family room

Laundry room

Bathroom(s) on main floor

Master bedroom is 15X15

Living room is 10X14

Dining room is 14X14
Family room is 15X15
3 or more fireplaces

Fireplace features:

2 way, Gas, In Living/Great room, In Master bedroom,
On Courtyard patio

Pool features:

Inground Private
Swimming pool(s)

2 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, Washer/Dryer on 1st floor, 1/2 bath downstairs, Living/Dining room combo, Downstairs family room, Separate family room, Breakfast nook (eating area), Granite countertops in kitchen, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Formal living room, Ceiling fan in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Sitting room in master bedroom, Walk-in closet in master bedroom, 2nd bedroom: 14X14, 3rd bedroom: 12X13, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Gas cooktop, Marble/Stone floors, Shutters,

Tile floors, Water conditioner loop, Window Coverings Throughout

Exterior features:

Back yard access, Backyard fully fenced, Balcony, Built-In barbecue, Covered patio, Front lawn, Front sprinkler system, Mature landscaping, Outdoor spa, Rear lawn, Rear sprinkler system, Rock/Gravel landscaping, Shrubs, Stucco fence

Energy Info:

Dual Pane Windows

Roofing:

Pitched, Tile like

Lot features:

Paved road
Lot is 6329 sq. ft.
Located on a cul-de-sac
Approximately 0.15 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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