

## Elegant one story on a corner lot!

1624 Hidden Spring Drive Las Vegas NV 89117

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



**"I'M CALLING KEN"**  
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### LUXURY HOME DESCRIPTION

Elegant one story on a corner lot in Canyon Gate Country Club! The pristine travertine & wood floors, Venetian plaster, granite counters, plantation shutters & stainless steel Profile appliances in the kitchen are just a few of the impressive upgrades that this home offers. Both bedrooms have walk-in closets & recently remodeled travertine & granite bathrooms. The private backyard boasts a covered tile patio & an in ground spa. There is an open living room with a fireplace & an office that can also be used as a 3rd bedroom. 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#:** 1161487

**PRICE:** \$239,900

**APPRX. SQ. FT:** 1,842 sq.ft

**LOCATION:** Canyon Gate Country Club

**ZIPCODE:** 89117

**BEDROOMS:** 2

**BATHROOMS:** 2

**POOL:** Yes

**GARAGE SIZE :** 2

### FEATURES

**Full Address of property:**

1624 Hidden Spring Drive Las Vegas NV 89117

**Single Family Property**

**Status:** Active-Exclusive Right

**County:** Clark

**Community Name:** Canyon Gate

**Year Built:** 1993

**2 total bedroom(s)**

**2 total bath(s)**

**1 total full bath(s)**

**1 total three-quarter bath(s)**

**Approximately 1842 sq. ft.**

**Single story**

**Master bedroom**

**Dining room**

**Den**

**Laundry room**

**Bathroom(s) on main floor**

**Bedroom(s) on main floor**

**Master bedroom is 16X12**

**Living room is 20X17**

**Dining room is 16X14**

**Fireplace(s)**

**Fireplace features:**

Gas, In Living/Great room  
Spa/hot tub(s)

2 car garage

Attached parking

**Parking features:**

Attached , Entry to House, Auto Door Opener(s)

**Heating features:**

Central, Gas

Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Full bath downstairs, Formal dining room, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Marble/Stone flooring in kitchen, Entry foyer, Rear living room, Master bedroom downstairs, Walk-in closet in master bedroom, 2nd bedroom: 13X14, Built-in electric

oven, Carpet, Gas cooktop, Marble/Stone floors, Pot shelves, Shutters, Skylight(s), Window coverings partial

**Exterior features:**

Block fence, Covered patio, Front lawn, Front sprinkler system, Fully fenced, Mature landscaping, Rear lawn, Rear sprinkler system, Shrubs, Stucco fence

Energy Info: Dual Pane Windows

Roofing: Pitched, Tile like

Corner lot

Approximately 0.14 acre(s)

Lot size is less than 1/2 acre

**Schools:**

Elementary School: Derfelt Herbert A

Jr. High School: Johnson Walter

High School: Bonanza

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