

Dazzling two story Las Vegas luxury home

2317 Timberline Way, 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

A dazzling two story Las Vegas luxury home in beautiful guard gated Canyon Gate Country Club with exceptional curb appeal, lush green landscaping, vaulted ceilings, custom paint, plantation shutters throughout, marble flooring, two family rooms; up and downstairs, magnificent chandeliers, an elegant formal sunken living room with a marble fireplace and large windows that allow the natural light to flood throughout the home. The updated gourmet kitchen boasts granite countertops and backsplash, a breakfast bar, walk-in pantry, a pot sink and it overlooks the large family room with a romantic fireplace and French doors to the tranquil backyard with a pool, spa, covered patio and tasteful landscaping. All bedrooms are generous in size and are ensuite while the master retreat is spacious and has a fireplace, spa-like master bath with large jetted tub and enormous shower! 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. Las Vegas Luxury Home living at its absolute finest!

MLS#: 1833256

PRICE: \$599,900

APPRX. SQ. FT: 3,663 sq.ft

LOCATION: Willow Creek

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

2317 Timberline Way, Las Vegas, NV 89117

Area: 502 - South West

3 total full bath(s)

1 total three-quarter bath(s)

1 total half bath(s)

9 total rooms

2 stories

Laundry room

Hardwood floors

3 fireplace(s)

Fireplace(s)

Fireplace features: Gas

Swimming pool(s)

Tennis court(s)

3 car garage(s)

Attached parking

Parking features: Attached!#!Auto Door
Opener(s)!#!Entryto House

Heating features: Central,Central

Cooling features: 2 or More Central Units!#!Central

Interior features: Ceiling Fan(s)!#!Pot
Shelves!#!Shutters!#!Window Coverings Partial

Exterior features: Balcony!#!Covered

Patio!#!Patio!#!Private Tennis Court

Community clubhouse(s)

Community golf

Community tennis court(s)

Zoning: Single Family

Elementary School: Piggott Clarence

Middle School: Johnson Walter*

High School: Bonanza

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Call Ken Lowman at (702) 216-4663

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