

## Premium lot in Canyon Gate Country Club

8708 Canyon View Dr, Las Vegas, NV 89117

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



### LUXURY HOME DESCRIPTION

Premium lot in Canyon Gate Country Club overlooking 1st Tee Box, golf course and mountains with mesmerizing views! Superior curb appeal with luscious green landscaping and several majestic palm trees. This stunning luxury estate home boasts distinctive marble & travertine floors, a grand foyer leading into the open and spacious family room with a wet bar, two master suites upstairs and downstairs and a possible 3rd upstairs. The luxurious and relaxing master retreat has a huge balcony overlooking the oasis backyard with a refreshing swimming pool, spa, covered patio, retractable awnings to enhance the outdoor living space and impeccable views! The gourmet kitchen has an abundance of custom cabinetry, gorgeous granite a large island with wine rack and a cozy nook. 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#: 1838132

PRICE: \$1,295,000

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

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 5

BATHROOMS: 7

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

8708 Canyon View Dr, Las Vegas, NV 89117

Area: 502 - South West

3 total full bath(s)

2 total three-quarter bath(s)

2 total half bath(s)

10 total rooms

2 stories

Laundry room

3 fireplace(s)

Fireplace(s)

Fireplace features: Two Way

Swimming pool(s)

3 car garage(s)

Attached parking

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

**Heating features:** Central,Central

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

**Interior features:** Alarm System-Owned!#!Ceiling Fan(s)

!#!Intercom!#!Shutters!#!Windows Coverings Throughout

Exterior features: Balcony!#!Built-In Barbecue!#!Covered

Patio!#!Patio

Community clubhouse(s)

Community golf

Community swimming pool(s)

Community tennis court(s)

Hill/mountain view

Corner lot

**Zoning:** Single Family

**Elementary School:** Piggott Clarence

**Middle School:** Johnson Walter\*

**High School:** Bonanza

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