

Spectacular Old World style luxury estate!

7 Shadow Hills Dr Las Vegas NV 89141

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

Rare 7,284 square foot single story in guard gated Southern Highlands located inside a double gate for added privacy. Adjacent to a relaxing park for play or evening strolls. The Tuscan architecture, style and finishes are the finest available! Display your best art in the stunning gallery. Keep your finest bottles in the wine cellar. Unwind the stress in your dry sauna. Screen your favorite movies in the 7 seat theater. The gourmet kitchen is topped off with the finest Wolf and Sub Zero appliances. Your guests will enjoy the casita with a separate entrance from the gated courtyard, a kitchenette, washer, dryer and walk-in closet. Incredible master bedroom retreat. Personal office with courtyard entry.

Luxury at a value price for \$2,250,000

MLS#: 1164376

PRICE: \$2,250,000

APPRX. SQ. FT: 7,284 sq.ft

LOCATION: Southern Highlands

ZIPCODE: 89141

BEDROOMS: 5

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 4

FEATURES

Full Address of property:

7 Shadow Hills Dr Las Vegas NV 89141

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Southern Highlands

Year Built: 2006

5 total bedroom(s)

6 total bath(s)

5 total full bath(s)

1 total half bath(s)

Approximately 7334 sq. ft.

Single story

Type: Casita, Custom

Master bedroom
Living room
Dining room
Family room
Den
Laundry room
Bathroom(s) on main floor
Bedroom(s) on main floor
Master bedroom is 32X23
Living room is 42X22
Dining room is 16X16
Family room is 30X18
3 or more fireplaces

Fireplace features:

Gas, In Living/Great room, In Master bath, On
Courtyard patio
Swimming pool(s)
Spa/hot tub(s)

4 or more car garage
Attached parking

Parking features:

Attached , Auto Door Opener(s), Storage Area/
Shelves, Workshop/Bench Area
Heating features: 2+ units, Central, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry
room, Washer/Dryer on 1st floor, Full bath downstairs,
Formal dining room, Built-in bookcases in family
room, Separate family room, Breakfast Bar/Counter,
Breakfast nook (eating area), Granite countertops

in kitchen, Kitchen custom cabinets, Kitchen island,
Marble/Stone flooring in kitchen, Recessed lighting
in kitchen, Walk-in pantry, Built-in bookcases in
living room, Built-in entertainment center, Formal
living room, Vaulted ceiling in living room, 2 master
bedrooms, Built-in bookcases in master bedroom,
Built-in entertainment center in master bedroom,
Dressing room in master bedroom, Walk-in closet in
master bedroom, 2nd bedroom: 17X13, 3rd bedroom:
16X12, 4th Bedroom: 21X21, Alarm system owned,
Built-in microwave, Carpet, Ceiling fan(s), Central
vacuum, Convection oven, Double built-in electric
ovens, Gas stove, Marble/Stone floors, Water
conditioner owned, Window Coverings Throughout,
Wine refrigerator

Exterior features:

Block fence, Built-In barbecue, Courtyard, Covered
patio, Front lawn, Front sprinkler system, Fully
fenced, Mature landscaping, Patio, Private yard, Rear
lawn, Rear sprinkler system, Shrubs, Wrought Iron
fence

Energy Info: Low E-Windows, Tinted Windows

Roofing: Pitched, Tile like

Approximately 0.5 acre(s)

Lot size is between 1/2 and 1 acre

Schools:

Elementary School: Stuckey, Evelyn

Jr. High School: Tarkanian

High School: Desert Oasis

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Call Ken Lowman at (702) 216-4663

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