

Incredible 2 Story on nearly 1/2 Acre!

201 Royal Aberdeen WY Las Vegas NV 89144

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



LUXURY HOME DESCRIPTION

Incredible two story on nearly ½ acre with mountain views! Travertine flooring, warm neutral tones, recessed lighting throughout. Gourmet kitchen with custom cabinets, granite, island. Formal dining & dining nook. Large master suite upstairs & mini-master/casita downstairs with separate entrance from courtyard. Huge family room with fireplace & large windows with beautiful views of the entertainer's backyard with pool/spa, waterfalls, stacked stone & large yard.

MLS#: 863690

PRICE: \$1,299,900

APPRX. SQ. FT: 5,326 sq.ft

LOCATION: Palisades

ZIPCODE: 89144

BEDROOMS: 5

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 4

FEATURES

Full Address of property:

201 Royal Aberdeen WY Las Vegas NV 89144

Single Family Property

Status: Active

County: Clark

Community Name: Summerlin Hills

Year Built: 2001

5 total bedroom(s)

6 total bath(s)

5 total full bath(s)

1 total half bath(s)

Approximately 5236 sq. ft.

Two story

Master bedroom

Living room

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 22X21

Living room is 21X14

Dining room is 19X13

Family room is 20X19

Fireplace(s)

Fireplace features:

Gas, In family room

Pool features:

Heated, Inground Private
Swimming pool(s)
Spa/hot tub(s)

4 or more 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, Full bath downstairs, Formal dining room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Garden window in kitchen, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Walk-in pantry, Formal living room, Ceiling fan in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd

bedroom: 14X16, 3rd bedroom: 15X12, 4th Bedroom: 16X14, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Gas cooktop, Marble/Stone floors, Water conditioner owned

Exterior features:

Back yard access, Backyard fully fenced, Barbeque stub, Block fence, Front lawn, Front sprinkler system, Mature landscaping, Patio, Rear lawn, Rear sprinkler system, Shrubs, Waterfall spa

Roofing:

Pitched, Tile like

View:

Hill/mountain view
Lot is 19427 sq. ft.
Approximately 0.45 acre(s)
Lot size is less than 1/2 acre

Utilities present:

Public sewer, Public water, Cable TV wired, Cable wired, Underground utilities

Schools:

Elementary School: Bonner John W
Jr. High School: Rogich Sig
High School: Palo Verde

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