

## Featured in Luxury Henderson Magazine!

3001 Regency Hill Henderson NV 89014

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



"I'M CALLING KEN"

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7854 W. Sahara - Las Vegas, NV 89117



### LUXURY HOME DESCRIPTION

Situated on top of a hill on over ½ acre lot. Featured in Luxury Henderson Magazine! 12' ceilings, skip troweled walls, arched doorways, Mediterranean elegance yet warm and inviting! Painted concrete floors, downstairs master w/French doors leading outside. Large office w/wall of bookshelves, 2 family rooms, tinted windows, upstairs balcony/sitting area. 1 bedroom w/retreat or nursery. Back patio courtyard with fireplace and stunning views! It seems as though the home was built around the gourmet kitchen w/SS Wolf appliances, 2 sub zeros, huge walk-in pantry, island w/lots of counter & storage space!

**MLS#:** 912437

**PRICE:** \$799,000

**APPRX. SQ. FT:** 4,170 sq.ft

**LOCATION:** Green Valley

**ZIPCODE:** 89014

**BEDROOMS:** 4

**BATHROOMS:** 2.5

**POOL:** Yes

**GARAGE SIZE :** 3

### FEATURES

Full Address of property:

3001 Regency Hill Henderson NV 89134

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Green Valley

Year Built: 2002

4 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total half bath(s)

Approximately 4170 sq. ft.

Two story

Type: 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 18X16

Living room is 26X16

Dining room is 22X14

Family room is 22X15  
2 fireplaces

**Fireplace features:**

Gas, In Living/Great room, On Courtyard patio  
Swimming pool(s)  
Spa/hot tub(s)  
3 car garage  
Attached parking

**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, Living/Dining room combo, 2+ family rooms, Separate family room, Upstairs & Downstairs family rooms, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Concrete flooring in kitchen, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Walk-in pantry, Entry foyer, Formal living room, Rear living room, Vaulted ceiling in living room, Dressing room in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Walk-in closet in

master bedroom, 2nd bedroom: 16X10, 3rd bedroom: 17X10, 4th Bedroom: 22X16, Alarm system owned, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Concrete floors, Gas stove, Pot shelves, Tile floors, Warming drawer, Water conditioner owned

**Exterior features:**

Back yard access, Backyard fully fenced, Balcony, Built-In barbecue, Circular driveway, Courtyard, Covered patio, Fountain, Front lawn, Front sprinkler system, Mature landscaping, Outdoor spa, Shrubs, Waterfall spa, Wrought Iron fence  
Energy Info: Low E-Windows, Tinted Windows  
Roofing: Pitched, Tile like

**View:**

Golf course view  
Hill/mountain view  
Lot is 24394 sq. ft.  
Approximately 0.56 acre(s)  
Lot size is between 1/2 and 1 acre

**Schools:**

Elementary School: McDaniel Estes  
Jr. High School: White Thurman  
High School: Green Valley

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Call Ken Lowman at (702) 216-4663

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