

## The Choice Lot In all of Topaz Ridge!

36 Tapadero Lane Las Vegas NV 89135

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

The choice lot in all of Topaz Ridge! Rare .52 acres, unobstructed panoramic strip, valley, double fairway golf and green views! Popular 1-story floor plan. Adjacent to \$8MM plus custom homes! Approved plan to add cabana and another casita. 4 car garage, courtyard, casita, resort pool/spa, fire pit, putting green. Gourmet kitchen with island and bar. The Ridges has ranked as one of the most desirable guard gated communities in America to reside in. Club Ridges has pool, tennis courts, exercise, spa, etc. Renowned Bears Best Golf Course.

**MLS#: 839946**

**PRICE: \$2,500,000**

**APPRX. SQ. FT: 3,268 sq.ft**

**LOCATION: The Ridges/Topaz Ridge**

**ZIPCODE: 89135**

**BEDROOMS: 4**

**BATHROOMS: 5**

**POOL: Yes**

**GARAGE SIZE : 4**

### FEATURES

Full Address of property:

36 Tapadero Lane Las Vegas NV 89135

Single Family Property

Status: Active

County: Clark

Community Name: Summerlin

Year Built: 2004

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 3268 sq. ft.

Single story

Type: Casita

Master bedroom

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 19X14

Dining room is 18X19

Fireplace(s)

Fireplace features:

Gas, In Great room

**Pool features:**

Disappearing Edge, 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, Living/Dining room combo, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen island, Walk-in pantry, Master bedroom downstairs, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in master bedroom, Great room, 2nd bedroom: 14X12, 3rd bedroom: 15X15, 4th Bedroom: 23X12, Alarm system owned, Built-in microwave, Carpet, Double built-in electric ovens, Electric cooktop, Tile floors, Window Coverings Throughout

**Exterior features:**

Back yard access, Backyard fully fenced, Built-In

barbecue, Courtyard, Covered patio, Detached guest house, Front lawn, Front sprinkler system, Guest quarters, Mature landscaping, Outdoor spa, Shrubs, Strip view, Stucco fence, Wrought Iron fence

**Energy Info:**

Dual Pane Windows

**Roofing:**

Pitched, Tile like

**View:**

City view  
Golf course view  
Golf course lot/frontage  
Lot features: Golf course frontage  
Lot is 22651 sq. ft.  
Located on a cul-de-sac  
Approximately 0.52 acre(s)  
Lot size is between 1/2 and 1 acre

**Utilities present:**

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

**Schools:**

Elementary School: Goolsby Judy & John  
Jr. High School: Fertitta Frank & Victoria  
High School: Sierra Vista High

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/36-tapadero>

Mail to [klowman@luxuryhomeslv.com](mailto:klowman@luxuryhomeslv.com)

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