

Excellent home for entertaining!

4265 Callahan Av Las Vegas NV 89120

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



"I'M CALLING KEN"

(702) 216-4663

7854 W. Sahara - Las Vegas, NV 89117



LUXURY HOME DESCRIPTION

Excellent home for entertaining! Custom on huge lot! Quiet cul-de-sac in secluded setting with beautiful curb appeal. Spacious rooms with guest quarters with private entrance. Completely furnished. Master bedroom with balcony and fireplace, spacious office wired with cable/internet, wood floors, French doors. Family room with wet bar and fireplace, enclosed game room. Tropical backyard with solar heated pool/waterfall & tropical setting. 2 large patios, 1 with underground waterfall, rock gas fire pit. Prime location for enjoying the best of the Las Vegas area.

MLS#: 907778

PRICE: \$749,900

APPRX. SQ. FT: 5,036 sq.ft

LOCATION: Las Vegas

ZIPCODE: 89120

BEDROOMS: 5

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

4265 Callahan Av Las Vegas NV 89120

Single Family Property

Status: Active-Exclusive Right

County: Clark

Year Built: 1983

5 total bedroom(s)

5 total bath(s)

2 total full bath(s)

2 total three-quarter bath(s)

1 total half bath(s)

Approximately 5036 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 23X17

Living room is 24X24

Dining room is 17X14
Family room is 17X16
2 fireplaces

Fireplace features:

Gas, In family room, In Master bedroom, Wood burning
Swimming pool(s)

3 car garage
Attached parking

Heating features:

2+ units, Central, Gas
Central air conditioning

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), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Tile flooring in kitchen, Formal living room, Rear living room, Balcony in master bedroom, Ceiling fan in master bedroom, Dressing room in master

bedroom, Mirrored door closet in master bedroom, Sitting room in master bedroom, 2nd bedroom: 17X10, 3rd bedroom: 17X11, 4th Bedroom: 13X12, Alarm system owned, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Drapes, Electric cooktop, Tile floors, Water conditioner owned, Window Coverings Throughout

Exterior features:

Back yard access, Backyard fully fenced, Balcony, Block fence, Covered patio, Deck, Front lawn, Front sprinkler system, Guest quarters, Mature landscaping, Patio, Private yard, Rear lawn, Rear sprinkler system, Rock/Gravel landscaping, Shrubs

Roofing:

Pitched, Tile like
Lot is 26062 sq. ft.
Approximately 0.6 acre(s)
Lot size is between 1/2 and 1 acre

Schools:

Elementary School: Tomiyasu
Jr. High School: White Thurman
High School: Del Sol HS

Mail to klowman@luxuryhomeslv.com

Call Ken Lowman at (702) 216-4663

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