

## Incredible deal for highly upgraded estate!

7109 Via Locanda Ave Las Vegas NV 89131

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



**SOLD**



### LUXURY HOME DESCRIPTION

Incredible deal for highly upgraded estate! Absolutely gorgeous, grand scale resort style backyard! This impressive home has stunning Tuscan style décor, luxurious hardwood floors, media room with custom built-in entertainment center & wet bar, an office with separate entrance & magnificent built-ins. Formal living room with vaulted ceiling, wine area, custom paint throughout. Huge master with retreat, balcony overlooking the most stunning oasis backyard for your money! Beach entry salt water pools, waterfalls, slide, swim-up bar, outdoor kitchen, cabana, playground, fire pit, basketball court. An entertainer's dream!

MLS#: 1018575

PRICE: \$599,990

APPRX. SQ. FT: 4,400 sq.ft

LOCATION: Bella Vista

ZIPCODE: 89131

BEDROOMS: 5

BATHROOMS: 5.5

POOL: Yes

GARAGE SIZE : 4

### FEATURES

Full Address of property:

7109 Via Locanda Ave Las Vegas NV 89131

Single Family Property

Status: Contingent Offer

County: Clark

Year Built: 2003

5 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 4400 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 42X14

Living room is 20X17

Dining room is 13X12

Family room is 21X18

Fireplace(s)

**Fireplace features:**

Gas, In family room  
Swimming pool(s)  
Spa/hot tub(s)

4 or more car garage  
Attached parking

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, 3/4 bath downstairs, Formal dining room, 2+ family rooms, Built-in bookcases in family room, Downstairs family room, Upstairs family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Pantry, Recessed lighting in kitchen, Entry foyer, Formal living room, Front living room, Vaulted ceiling in living room, Balcony in master bedroom, Ceiling fan in master bedroom, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in master bedroom, 2nd bedroom:

14X12, 3rd bedroom: 14X13, 4th Bedroom: 15X13, Alarm system owned, Blinds, Built-in microwave, Carpet, Ceiling fan(s), Double built-in electric ovens, Gas stove, Marble/Stone floors, Shutters, Water conditioner owned, Window coverings partial, Wine refrigerator

**Exterior features:**

Back yard access, Balcony, Block fence, Built-In barbecue, Courtyard, Covered patio, Front lawn, Front sprinkler system, Fully fenced, Mature landscaping, Patio, Private yard, Rear lawn, Shrubs, Side(s) sprinkler system, Stucco fence, Waterfall spa, Water-Scaping, Wrought Iron fence  
Roofing: Pitched, Tile like

**View:**

Hill/mountain view  
Approximately 0.46 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Heckethorn Howard E  
Jr. High School: Saville Anthony  
High School: Arbor View

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

Call Ken Lowman at (702) 216-4663

Luxury Homes of Las Vegas - 7854 W Sahara - Las Vegas NV 89117