

## Remarkable, privately gated, luxury estate!

8355 West Cougar Av Las Vegas NV 89113

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

Remarkable, privately gated, resort style luxury estate on over one acre lot with million dollar views, stacked stone accents and lush green landscaping to include 75 trees on property! The interior boasts a leaded glass entry door, stone accents, crown and base molding, wood beam ceilings, shutters, a downstairs guest room, a spacious family room, a gorgeous gourmet kitchen with granite, top of the line stainless steel appliances and a large breakfast bar, a theatre room and luxurious slate and hardwood flooring. Relax in the graceful master retreat with a two way fireplace, sitting room, spa style master bath and French doors to the large balcony overlooking the oasis style exterior with two horse stalls, walking arena, a tack room, a metal barn (or extra 4 car garage), a gazebo, sparkling swimming pool, spa, outdoor kitchen, private tennis court and large covered patio all on an oversized stunning lot! Own your own resort just minutes from the famous Las Vegas Strip!

**MLS#:** 1371798

**PRICE:** \$849,900

**APPRX. SQ. FT.:** 4,939 sq.ft

**LOCATION:** Southwest

**ZIPCODE:** 89113

**BEDROOMS:** 5

**BATHROOMS:** 4.5

**POOL:** Yes

**GARAGE SIZE :** 3

### FEATURES

Full Address of property:

8355 West Cougar Av Las Vegas NV 89113

**Area:** 504 - South West

**Subdivision:** N

4 total full bath(s)

1 total half bath(s)

2 stories

Dining room

Laundry room

Hardwood floors

Family Room, Living/Great Rm, Master Bedroom fireplace(s)

Swimming pool(s)

Spa/hot tub(s)

Tennis court(s)

3 car garage(s)

Attached parking

RV/boat parking

**Parking features:** Attached Auto Door Opener(s),  
Entry To House, Finished Interior

**Heating features:** 2+ units, Central,  
Electric, Central, Electric

**Cooling features:** 2 Or More Central Units, Central,  
Electric

**Exterior features:** Balcony!#!Barbeque Stub!#!Back  
Yard Access!#!Courtyard!#!Covered Patio!#!Private  
Tennis Court!#!Private Yard!#!Patio

**Community features:** Gated!#!Tennis Courts

**View:** Mountain View

Hill/mountain view

**Lot features:** 1 To 5 Acres!#!Horses Permitted!#!Rv  
Parking

**Zoning:** Single-Family  
Lease option

**Schools:**

Elementary School: Steele Judith

Middle School: Canarelli Lawrence & Heidi

High School: Sierra Vista High

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

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