

Beautiful one story on over ½ acre lot!

8612 Canyon View Dr Las Vegas NV 89117

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

Beautiful one story on over ½ acre lot in coveted Canyon Gate Country Club! Brick home, corner lot, porte-cochere & a 13 car swamp cooled garage! Guest quarters with bedroom, bathroom, kitchen & living room. Built around an interior courtyard with a pond, flat screen & full bathroom. Chefs kitchen with granite, island, nook, walk-in pantry. Incredible octagon shaped office with Brazilian mahogany walls & vaulted ceilings. Octagon shaped formal dining room with circular table that was built for the room & a 20' crystal chandelier. Cherry wood floors and plantation shutters throughout.

MLS#: 1109836

PRICE: \$1,499,900

APPRX. SQ. FT: 5,750 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 4.5

POOL: No

GARAGE SIZE : 13

FEATURES

Full Address of property:

8612 Canyon View Dr Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1996

3 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 5750 sq. ft.

Single story

Master bedroom

Dining room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 35X20

Dining room is 17X17

2 fireplaces

Fireplace features:

Gas, In Great room

4 or more car garage
Attached parking

Heating features:

2+ units, Central, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry room, Full bath downstairs, Dining room hutch, Formal dining room, Breakfast nook (eating area), Granite countertops in kitchen, Hardwood flooring in kitchen, Kitchen custom cabinets, Kitchen island, Walk-in pantry, Built-in bookcases in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in master bedroom, Great room, 2nd bedroom: 15X13, 3rd bedroom: 15X13, Alarm system owned, Built-in microwave, Carpet, Convection oven, Double

built-in electric ovens, Electric stove, Marble/Stone floors, Shutters, Water conditioner owned, Wine refrigerator

Exterior features:

Backyard fully fenced, Barbeque stub, Block fence, Circular driveway, Covered patio, Front lawn, Front sprinkler system, Guest quarters, Mature landscaping, Private yard, Shrubs, Synthetic grass
Corner lot
Approximately 0.53 acre(s)
Lot size is between 1/2 and 1 acre

Schools:

Elementary School: Piggott Clarence
Jr. High School: Johnson Walter
High School: Bonanza

Mail to klowman@luxuryhomeslv.com

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