

Stunning golf, mountain & water views!

8900 Rainbow Ridge 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

Stunning golf, mountain & water views from most rooms! Situated near the country club. Beautiful marble entry, formal living room with marble fireplace, wet bar, office with built-ins, family room opens to kitchen, guest bedroom with full bath downstairs. Master suite with balcony, fireplace, walk-in closet, double Jacuzzi tub. 3 car garage. Home theater system is reserved but negotiable.

MLS#: 876851

PRICE: \$699,000

APPRX. SQ. FT: 3,146 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8900 Rainbow Ridge Dr Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Community Name: Canyon Gate

Year Built: 1990

4 total bedroom(s)

4 total bath(s)

3 total full bath(s)

1 total half bath(s)

Approximately 3146 sq. ft.

Two story

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 20X16

Dining room is 18X14

Family room is 20X15

3 or more fireplaces

Fireplace features:

Gas, In family room, In Living/Great room, In Master

bath

Pool features:

Heated, Inground Private, Pool/Spa Combo
Swimming pool(s)
Spa/hot tub(s)
3 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, Formal dining room, Living/Dining room combo, Downstairs family room, Separate family room, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Recessed lighting in kitchen, Tile countertops in kitchen, Entry foyer, Formal living room, Sunken living room, Balcony in master bedroom, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 13X12, 3rd bedroom: 12X11, 4th Bedroom: 12X11, Alarm system owned, Blinds, Built-in microwave, Carpet, Double built-in electric ovens, Gas cooktop, Marble/Stone floors, Window coverings partial

Exterior features:

Back yard access, Balcony, Barbeque stub, Block

fence, Covered patio, Front lawn, Fully fenced, Mature landscaping, Outdoor spa, Shrubs, Stucco fence, Wrought Iron fence

Energy Info:

Dual Pane Windows

Roofing:

Shake, Tile like

View:

Golf course view
Hill/mountain view
Lake view
Waterview
Golf course lot/frontage

Lot features:

Golf course frontage
Lot is 7200 sq. ft.
Approximately 0.16 acre(s)
Lot size is less than 1/2 acre

Utilities present:

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

Schools:

Elementary School: Derfelt Herbert A
Jr. High School: Johnson Walter
High School: Bonanza

Mail to klowman@luxuryhomeslv.com

Call Ken Lowman at (702) 216-4663

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