

Beautiful one story on elevated golf course lot!

8960 Echo Ridge Dr Las Vegas NV 89117

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



LUXURY HOME DESCRIPTION

Immaculate Home! Fantastic open floor plan. One story in Canyon Gate Country Club with beautiful 18" tile, new carpet, granite kitchen with breakfast nook. Marble master bath, new warm neutral paint, large family room with fireplace & sliders to backyard. Upgraded cabinetry, 2 car garage with epoxy floor. OWC with 20% down, 6.5% interest, due in 3 years, may be extended based on payment history.

MLS#: 900853

PRICE: \$415,000

APPRX. SQ. FT: 2,267 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 2

BATHROOMS: 2

POOL: No

GARAGE SIZE : 2

FEATURES

Full Address of property:

8960 Echo Ridge Dr Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Community Name: Canyon Gate

Year Built: 1994

3 total bedroom(s)

2 total bath(s)

2 total full bath(s)

Approximately 2267 sq. ft.

Single story

Master bedroom

Living room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 21X13

Living room is 19X18

Dining room is 12X11

Family room is 17X16

Fireplace(s)

Fireplace features:

Gas, In family room

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, Living/Dining room combo, Downstairs family room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Recessed lighting in kitchen, Tile flooring in kitchen, Entry foyer, Formal living room, Front living room, Ceiling fan in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 12X12, 3rd bedroom: 16X11, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Gas stove, Tile floors

Exterior features:

Backyard fully fenced, Block fence, Front lawn, Front sprinkler system, Patio, Private yard, Rear lawn, Rear sprinkler system, Rock/Gravel landscaping, Shrubs, Stucco fence

Roofing:

Pitched, Tile like
Lot is 6000 sq. ft.
Approximately 0.14 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

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