

## One of only 3 homes built with this floor plan!

9057 Opus Drive 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

One of only 3 homes built with this floor plan. Large master suite with 2 large walk-in closets, steam room, fireplace, large balcony overlooking the golf course. Kitchen with granite counters, 3 fireplaces, formal dining and living rooms, hardwood floors. Relaxing courtyard, swimming pool & spa. Located on the 6th green in guard gated Canyon Gate Country Club with golf course, dining, tennis, pool and exercise room.

MLS#: 1088193

PRICE: \$599,000

APPRX. SQ. FT: 3,858 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

9057 Opus Drive Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1995

3 total bedroom(s)

5 total bath(s)

2 total full bath(s)

3 total three-quarter bath(s)

Approximately 3858 sq. ft.

Two story

Master bedroom

Living room

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Master bedroom is 22X21

Living room is 28X15

Dining room is 15X14

Family room is 18X17

3 or more fireplaces

**Fireplace features:**

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

3 car garage

Attached parking

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, 1/2 bath downstairs, Formal dining room, Built-in bookcases in family room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Tile flooring in kitchen, Formal living room, Vaulted ceiling in living room, Balcony in master bedroom, Ceiling fan in master bedroom, Dressing room in master bedroom, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 15X13, 3rd bedroom: 16X13, Blinds, Built-in electric oven, Built-in microwave, Carpet,

Ceiling fan(s), Gas stove, Marble/Stone floors, Pot shelves, Water conditioner owned, Wine refrigerator

**Exterior features:**

Backyard fully fenced, Balcony, Built-In barbecue, Courtyard, Fountain, Front lawn, Front sprinkler system, Mature landscaping, Outdoor spa, Patio, Rear lawn, Rear sprinkler system, Shrubs, Wrought Iron fence  
Roofing: Pitched, Tile like

**View:**

Golf course view  
Hill/mountain view  
Lake view  
Waterview  
Approximately 0.14 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

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

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

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