

# Villa Firenze! Privately gated authentic Tuscan villa!

9940 Orient Express Ct Las Vegas NV 89145

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



## LUXURY HOME DESCRIPTION

Villa Firenze! Privately gated authentic Tuscan villa on nearly one full acre located in European inspired Queensridge with courtyard iron entry gates reclaimed from a frattoria in Campo del Sole, Murano glass light fixtures, Crestron system controlled by iPad, tiger eye marble and Calcutta tile. This luxury estate home is nothing short of spectacular with 9,303 square feet plus a 700 square foot casita for a total of 10,003 square feet, graceful meandering gardens, stunning flagstone walkways and courtyard, a sparkling pool, spa, waterfall, water features and a large covered patio with a BBQ area. The interior is a sensational masterpiece and features hand cut limestone mosaics made in Tunisia, an impeccable gourmet kitchen with upgraded sub zero and Wolf stainless steel appliances, stone & hardwood flooring, custom cabinetry, an in home theatre and an alarm system with cameras throughout. This incredible multi-million dollar home has been professionally designed and decorated yet it's warm and inviting for the utmost in comfortable family living and entertaining. The objective of creating this luxury residence was to invite the memory of Italy as you view the home and wander the gardens but also to invite a lifestyle befitting the 21st century. This is Las Vegas luxury home living at its finest in Queensridge real estate.

MLS#: 1875272

PRICE: \$5,750,000

APPRX. SQ. FT: 10,003 sq.ft

LOCATION: Queensridge

ZIPCODE: 89145

BEDROOMS: 6

BATHROOMS: 9

POOL: Yes

GARAGE SIZE : 4

## FEATURES

Full Address of property:

9940 Orient Express Ct Las Vegas NV 89145

Area: 404 - North West

Subdivision: Peccole West-Parcel 20

6 total full bath(s)

2 total half bath(s)

2 stories

Dining room

Family room

Den

Laundry room

Hardwood floors

Kitchen, Master Bedroom, Family Room fireplace(s)

Swimming pool(s)  
Spa/hot tub(s)  
4 car garage(s)  
Attached parking

**Parking features:** Attached Auto Door Opener(s), Entry To House, Storage Area/Shelves

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

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

**Exterior features:** Balcony!#!Built-In Barbecue!#!Covered Patio!#!Patio!#!Private Yard

**Community features:** Ccrs!#!Guard Gated!#!Play Ground/Park!#!Security  
Community security features

**View:** City View!#!Golf Course View!#!Mountain View  
City view

Hill/mountain view  
Golf course lot/frontage

**Lot features:** 1/4 To 1 Acre!#!Cul-De-Sac!#!Golf Course Frontage

Located on a cul-de-sac

**Zoning:** Single-Family

**Schools:**

Elementary School: Neal Joseph

Middle School: Rogich Sig

High School: Palo Verde

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