

Absolutely spectacular luxury estate home

23 Night Song Way, Las Vegas, NV 89135

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.281.3337

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LUXURY HOME DESCRIPTION

Absolutely spectacular three-level luxury Las Vegas estate home in Azure at The Ridges with 8 bedrooms, 11 bathrooms, 13,480 square feet of living space and 19 car AC cooled garages; 14 of which are subterranean drive through! This amazing one year old luxury home is architecturally sensational and is situated on an oversized .89 acre corner lot with breathtaking Strip views, paver walkways with embedded LED lights, a multi-level backyard with two swimming pools, a casita, a spacious outdoor living area, outdoor kitchen and a sports court. The graceful interior boasts a tiered theater room with 5 flat screen TVs and a large projection screen, an executive office, a comfortable family room with a built-in entertainment center, book shelves and surround sound, a great room with a wet bar, wine room and a stone wall with a fireplace and to top off this luxury Las Vegas estate is a magnificent gourmet kitchen with two enormous islands, top of the line Viking stainless steel appliances, two sub zeros, a Meile coffee, a massive pantry and a wall of disappearing doors to the amazing backyard. Club Ridges offers a resident only fitness center, pool and tennis courts. Jack Nicklaus' Bear's Best Championship Golf Course is intertwined throughout the community. The newly opened Downtown The Ridges Mall is minutes away. Make this The Ridges luxury home your dream come true!

MLS#: 2198326

PRICE: \$6,499,000

APPRX. SQ. FT: 13,480 sq.ft

BEDROOMS: 8

BATHROOMS: 11

POOL: Yes

GARAGE SIZE : 19

LOCATION: The Ridges

ZIPCODE: 89135

FEATURES

Full Address of property: 23 Night Song Way, Las Vegas, NV 89135

Property Type	Residential	Baths Half	1
Property Sub Type	Single Family Residential	Approx Liv Area	12,494
Building Description	3 Stories, Basement	Year Built	2016
Garage	19	# Acres	0.89
County	Clark County	Lot Sqft	8,768
City/Town	Las Vegas	Private Pool	Yes/Disappearing Edge, Heated Pool, Inground-
Beds Total	8		Private
Baths Total	11		
Baths Full	7	Private Spa	Yes/Inground, Outdoor

Interior Features

Flooring Description Carpet, Hardwood,
Marble/ Stone Interior Alarm
System-Owned, Ceiling
Fan(s), Drapes, Intercom
2

Fireplaces

Exterior / Construction

Lot Description 1/4 to 1 Acre
Land Use Res-Sngl Fam
Construction Description Frame & Stucco
Exterior Description Back Yard Access,
Balcony, Built-In
Barbecue, Covered Patio,
Patio

Roof Description

Garage Description

Utility Information

Sewer

Heating Description

Water

Flat

Attached, Auto Door
Opener(s), Epoxy Floor,
Garage Cooled

Public

2 or More Units, Central

Public

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