

Incredible single story home in the northwest

7350 Southern Magnolia Street, Las Vegas, NV 89149

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



"I'M CALLING KEN"
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LUXURY HOME DESCRIPTION

This incredible single story home is located in the northwest Las Vegas valley in the privately gated community of Bristlecone Ranch and is situated on a quiet, ¼ acre cul-de-sac lot with perfectly manicured low maintenance landscaping and stacked stone exterior accents. The interior has an open, flowing floor plan and is stunningly upgraded with stacked stone accent walls, gorgeous porcelain tile flooring and surround sound throughout the main living areas. The gourmet kitchen boasts a large island with breakfast bar, granite counters, Electrolux stainless steel appliances, decorative glass backsplash and is open to the dining room and spacious great room. The large master suite is separate from the other bedrooms and is conveniently equipped with two walk-in closets and a relaxing garden tub. French doors from the great room lead out to the incredible entertaining backyard with a pebble tech swimming pool, spa, fire pit, covered stone patio, a pergola covered living space and synthetic grass. Ideally suited for several vehicles or the family who loves to travel, there are 3 attached garages as well as one that is just beyond the RV parking area that also includes RV hookup. This is truly an incredible opportunity to purchase the perfect family home!

MLS#: 2033696

PRICE: \$699,990

APPRX. SQ. FT: 2,541 sq.ft

LOCATION: Bristlecone Ranch

ZIPCODE: 89149

BEDROOMS: 3

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 4

FEATURES

Full Address of property:

7350 Southern Magnolia Street, Las Vegas, NV 89149

Property Type	Residential	Beds Total	3
Property Sub Type	Single Family Residential	Baths Total	3
Building Description	1 Story	Baths Full	2
Garage	4	Baths Half	1
County	Clark County	Approx Liv Area	2,541
City/Town	Las Vegas	Year Built	2017

Acres 0.25
Lot Sqft 10,890
Private Pool Yes/Inground-Private, Pool/Spa
Private Spa Combo
Yes

Interior Features

Flooring Description Carpet, Ceramic
Interior Alarm System-Owned, Ceiling
Fan(s)
Fireplaces 0

Exterior / Construction

Lot Description 1/4 to 1 Acre
Land Use Res-Sngl Fam
Construction Description Frame & Stucco
Exterior Description Back Yard Access
Roof Description Pitched, Tile

Garage Description Attached, Auto Door Opener(s),
Detached, Entryto House

Utility Information

Sewer Public
Heating Description 2 or More Units, Central
Water Public

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