

# Canyon Gate Country Club custom home

8920 Canyon Springs Dr, Las Vegas, NV 89117

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



## LUXURY HOME DESCRIPTION

This Canyon Gate Country Club custom home is situated on over a quarter acre lot behind a 2nd gate for added security with absolutely gorgeous golf and mountain views! The front exterior has sensational curb appeal and boasts incredible hand chiseled stone, a paver driveway and immaculate, lush landscaping. The interior is a spacious single story ranch style with a huge finished basement with two enormous bonus rooms and large storage rooms. The upper level has been modified by removing walls to create a 50' X 33' great room with 2 stone fireplaces and custom built-ins. The bedrooms are all ensuite and very generous in size while the master retreat provides his and her walk-in closets and his and her separate bathrooms and a private covered patio. The backyard is ideal for entertaining family and friends with a sparkling pebble tech swimming pool, spa, built-in BBQ, large seating area and million dollar views! Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis courts, exercise room, club house, dining and guard gate. Las Vegas Luxury Home living in coveted Canyon Gate Country Club!

MLS#: 1994456

PRICE: \$1,100,000

APPRX. SQ. FT: 5,165 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

## FEATURES

Full Address of property:

8920 Canyon Springs Dr, Las Vegas, NV 89117

Property Type	Residential	Baths Total	4
Property Sub Type	Single Family Residential	Baths Full	3
Building Description	1 Story, Basement	Baths Half	1
Garage	3	Approx Liv Area	5,165
County	Clark County	Year Built	1999
City/Town	Las Vegas	# Acres	0.28
Beds Total	4	Lot Sqft	12,197

Private Pool Yes/Inground-Private  
Private Spa Yes/Inground

**Interior Features**

Flooring Description Carpet, Tile  
Interior Alarm System-Owned, Ceiling  
Fan(s), Intercom, Shutters,  
Windows Coverings Throughout  
Fireplaces 2

**Exterior / Construction**

Lot Description 1/4 to 1 Acre  
Land Use Res-Sngl Fam  
Exterior Description Built-In Barbecue, Covered  
Patio, Patio  
Roof Description Pitched, Tile

Garage Description Attached, Auto Door Opener(s),  
Entry to House, Golf Cart  
Space/Parking

**Utility Information**

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

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