

Beautiful curb appeal, gorgeous mature landscaping

8620 Lakeridge Cir, 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 Las Vegas home is situated on a quarter acre corner lot behind a 2nd gate for added security and has beautiful curb appeal, gorgeous mature landscaping with regal palm trees and a paver walkway and drive way. The grand entry welcomes you into an elegant formal living room with vaulted ceilings, a cozy fireplace and stunning chandelier. Other features include marble and hardwood floors, security alarm and cameras, tray ceilings, a spacious master retreat with a fireplace and his and her walk-in closets, a large family room with a wet bar, built-in entertainment center and book case, a fireplace and French doors to the entertaining backyard with a solar heated pool and spa, fruit trees, trellis and low maintenance landscaping. The gourmet kitchen is equipped with stainless steel appliances, an island with sink and an abundance of cabinetry. 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#: 1932831

PRICE: \$898,000

APPRX. SQ. FT: 4,883 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89017

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

## FEATURES

Full Address of property:

8620 Lakeridge Cir, Las Vegas, NV 89117

Property Type	Residential
Property Sub Type	Single Family Residential
Building Description	2 Stories
Garage	3
County	Clark County
City/Town	Las Vegas
Beds Total	4
Baths Total	4

Baths Full	3
Baths Half	1
Approx Liv Area	4,884
Year Built	1991
# Acres	0.26
Lot Sqft	11,326

### Interior Features

Flooring Description	Carpet, Hardwood, Marble/Stone
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InteriorBlinds, Window Coverings  
Partial  
Fireplaces 3  
**Exterior / Construction**  
Lot Description 1/4 to 1 Acre  
Land Use Res-Sngl Fam  
Construction Description Frame & Stucco  
Exterior Description Balcony, Patio, Private Yard  
Roof Description Pitched, Tile

Garage Description  
Entry

**Utility Information**

Sewer  
Heating Description  
Water

Attached, Auto Door Opener(s),  
to House

Public  
2 or More Units, Central  
Public

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