

Enchanting lake-view custom home

8909 Canyon Springs, Las Vegas, NV 89117

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

Enchanting lake-view custom home located behind a 2nd gate in the heart of prestigious Guard Gated Canyon Gate Country Club. The gorgeous curb appeal and circular driveway welcomes you home in sophisticated style. Through the grand double front doors, the elegant entry foyer leads to a stunning formal living room with soaring ceilings and floor to ceiling windows that frame the captivating lake view! The master suite with a romantic master bath is conveniently located downstairs and has its own private slider to the oasis backyard with a large covered patio, a refreshing lap pool, spa and gorgeous low maintenance yet lush landscaping. The large gourmet kitchen is perfectly outfitted for any aspiring master chef! Some of the best views in Canyon Gate Country Club can be enjoyed from the enormous upstairs balcony that spans the length of the home. Other amazing features of this exceptional home include luxurious marble flooring, formal living and dining rooms, generous living spaces, upstairs and downstairs family rooms, three spacious ensuite bedrooms, an office with potential as a 4th bedroom and oversized 3-car side loaded garage. Canyon Gate Country Club is located in the center of the west side with optional Country Club with golf, tennis, fitness and dining room

MLS#: 2019120

PRICE: \$1,099,900

APPRX. SQ. FT: 5,425 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8909 Canyon Springs, Las Vegas, NV 89117

Property Type	Residential	Beds Total	3
Property Sub Type	Single Family Residential	Baths Total	6
Building Description	2 Stories	Baths Full	2
Garage	3	Baths Half	2
County	Clark County	Approx Liv Area	5,425
City/Town	Las Vegas	Year Built	1994

Acres 0.31
Lot Sqft 13,504
Private Pool Yes/Heated Pool,
Inground-Private
Private Spa Yes/Inground
Interior Features
Flooring Description Carpet, Hardwood, Marble/
Stone
Interior Ceiling Fan(s), Pot Shelves,
Shutters
Fireplaces 3

Exterior / Construction

Lot Description 1/4 to 1 Acre
Land Use Res-Sngl Fam
Construction Description Frame & Stucco

Exterior Description Balcony, Circular Driveway,
Covered Patio
Roof Description Pitched, Tile
Garage Description Attached, Auto Door
Opener(s), Entryto House

Utility Information

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

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