

## Spectacular guard gated Southern Highlands home

12 Vintage Canyon St, Las Vegas, NV 89141

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



"I'M CALLING KEN"  
**(702) 216-4663**  
7854 W. Sahara - Las Vegas, NV 89117



### LUXURY HOME DESCRIPTION

This spectacular guard gated Southern Highlands home offers luxurious entertaining and living at its absolute finest! This gorgeous Las Vegas luxury home is situated on the highest elevation lot in Vintage Valley on a .45 acre lot and boasts 8,886 square feet, six bedrooms, 7 bathrooms, magnificent marble and hardwood flooring, an office with a separate exterior entrance, a tiered theater and an elevator that services all three levels of the home. The regal curb appeal with a paver walkway, lush landscaping, stacked stone accents and a soothing water fountain welcomes you through the grand double iron and etched glass entry door into the elegant great room with a stone fireplace and pocket doors to the backyard. Two master suites offer the option of main level convenience and upper level opulence while the third level bonus room is ideally equipped for family entertaining with a media area, wet bar and a large balcony with incredible views! The impressive gourmet kitchen features a large center island, stunning granite, a plethora of custom cabinetry and top of the line stainless steel appliances to include full size ASKO dishwasher, subzero, Wolf range and ovens and a warming drawer. Pocket doors as well as balconies that span the entire back of the home offer captivating views of the oasis backyard with a refreshing swimming pool, spa, fire pit, outdoor kitchen and the majestic mountains! Guard Gated Southern Highlands was voted the best master planned golf community in Las Vegas in 2017 and is in close proximity to McCarran International Airport, major freeways, St Rose Plaza, several shopping centers and the future home of the Las Vegas Raiders Stadium!

MLS#: 2027247

PRICE: \$3,750,000

APPRX. SQ. FT: 8,886 sq.ft

LOCATION: Southern Highlands

ZIPCODE: 89141

BEDROOMS: 6

BATHROOMS: 7

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

12 Vintage Canyon St, Las Vegas, NV 89141

Property Type	Residential	Interior	Alarm System-Owned, Ceiling
Property Sub Type	Single Family Residential	Fireplaces	Fan(s), Drapes, Shutters
Building Description	2 Stories, 3 Stories		3
Garage	3	<b>Exterior / Construction</b>	
County	Clark County	Lot Description	1/4 to 1 Acre
City/Town	Las Vegas	Land Use	Res-Sngl Fam
Beds Total	6	Construction Description	Frame & Stucco
Baths Total	7	Exterior Description	Balcony, Built-In Barbecue, Covered Patio, Patio, Private Yard
Baths Full	4	Roof Description	Pitched, Tile
Baths Half	2	Garage Description	Attached, Auto Door Opener(s), Epoxy Floor, Storage Area/Shelves
Approx Liv Area	8,886		
Year Built	2008	<b>Utility Information</b>	
# Acres	0.45	Sewer	Public
Lot Sqft	19,602	Heating Description	2 or More Units, Central
Private Pool	Yes/Disappearing Edge, Inground-Private	Water	Public
Private Spa	Yes/Inground		
<b>Interior Features</b>			
Flooring Description	Carpet, Hardwood, Marble/ Stone		

Mail to [klowman@luxuryhomeslv.com](mailto:klowman@luxuryhomeslv.com)

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