

A Superbly finished custom luxury estate home

409 Canyon Greens Dr, Las Vegas, NV 89144

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

A Superbly finished custom luxury estate home on an oversized .41 acre lot in the guard gated Canyon Fairways community in Summerlin, Las Vegas. This gorgeous home majestically presents itself with incredible curb appeal, a stamped concrete driveway and walkway, lush green landscaping, brick accents and a gated courtyard. The double entry doors usher you into the exquisite interior boasting a graceful entry with soaring ceilings, a luxurious formal sunken living room with a bay window and a cozy fireplace, French doors and tray ceilings. The spacious, gourmet kitchen is equipped with a large center island, cherry cabinets, granite countertops, a spacious breakfast bar, nook and opens to an expansive family room with a built-in entertainment center, stacked stone wall and an inviting fireplace. At the end of the day, the master suite provides the perfect place to unwind with a relaxing ensuite with a Kohler steam shower and a well-appointed walk-in closet with custom built-ins and a large balcony overlooking the entertaining backyard with a stamped concrete patio, solar heated swimming pool with water features, a spa, an outdoor kitchen, covered patio and finely manicured landscaping. Other amazing features of this luxurious home include a romantic sweeping staircase, two laundry rooms, elegant crown molding, Sunburst shutters, a bonus room, a formal dining room, large picture windows that frame the lush green exterior landscaping. Luxury Canyon Fairways real estate at its absolute finest!

MLS#: 2047424

PRICE: \$1,399,900

APPRX. SQ. FT: 5,385 sq.ft

LOCATION: Canyon Fairways

ZIPCODE: 89144

BEDROOMS: 4

BATHROOMS: 6.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

409 Canyon Greens Dr, Las Vegas, NV 89144

Property Type	Residential	County	Clark County
Property Sub Type	Single Family Residential	City/Town	Las Vegas
Building Description	2 Stories	Beds Total	4
Garage	3	Baths Total	7

Baths Full 4
 Baths Half 1
 Approx Liv Area 5,385
 Year Built 2002
 # Acres 0.41
 Lot Sqft 17,860
 Private Pool Yes/Inground-Private, Solar Heated, Waterfall Private Spa/Inground, Solar Heater

Interior Features

Flooring Description Carpet, Ceramic, Manmade wood or Laminate
 Interior Alarm System-Owned, Blinds, Ceiling Fan(s), Drapes, Shutters, Solar Tube
 Fireplaces 3

Exterior / Construction

Lot Description 1/4 to 1 Acre
 Land Use Res-Sngl Fam
 Exterior Description Back Yard Access, Balcony, Built-In Barbecue, Circular Driveway, Courtyard, Covered Patio, Private Yard
 Roof Description Pitched, Tile
 Garage Description Attached, Auto Door Opener(s), Storage Area/Shelves, Workshop/Bench Area

Utility Information

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

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