

## A Superbly finished luxury estate home

628 Canyon Greens Dr, Las Vegas, NV 89144

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



### LUXURY HOME DESCRIPTION

A Superbly finished luxury estate home on an oversized .38 acre lot in the family friendly, tree lined and guard gated Canyon Fairways community of Summerlin, Las Vegas. This gorgeous single story home exquisitely presents itself with incredible curb appeal, a striking chiseled limestone walkway, lush green landscaping with several majestic palm trees and stacked stone accents. The double entry doors usher you in to the stunning interior boasting a graceful foyer with soaring ceilings, luxurious marble flooring, surround sound, plantation shutters, four fireplaces and large picture windows that offer impressive views and gentle natural lighting. The spacious, gourmet kitchen is equipped with a center island, Viking stainless steel appliances, granite countertops, a large breakfast bar, tons of cabinetry and counter space and overlooks the sizeable family room with a wet bar, cozy fireplace and French doors to the amazing backyard that offers year round entertaining possibilities with a swimming pool, a spa, large travertine patio/decking, a fireplace, an outdoor kitchen and flourishing green landscaping all backing up to a beautiful park so all you see from the backyard is greenery! At the end of the day, the master suite provides the perfect place to unwind with an inviting fireplace, a spacious walk-in closet with custom built-ins, a sitting area and a stunning ensuite with double sinks, a vanity and an exquisite etched glass divider between the jetted tub and the large walk-in shower. This magnificent home has been thoughtfully designed for luxury and comfortable family living. We think of it as Luxury Canyon Fairways real estate at its absolute finest!

MLS#: 2145564

PRICE: \$1,299,990

APPRX. SQ. FT: 3,928 sq.ft

LOCATION: Canyon Fairways

ZIPCODE: 89144

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 4

### FEATURES

Full Address of property:

628 Canyon Greens Dr, Las Vegas, NV 89144

Property Type	Residential
Property Sub Type	Single Family Residential
Building Description	1 Story
Garage	4
County	Clark County
City/Town	Las Vegas
Beds Total	4
Baths Total	5
Baths Full	4
Baths Half	1
Approx Liv Area	3,928
Year Built	1998
# Acres	0.38
Lot Sqft	16,553
Private Pool	Yes/Heated Pool, Inground-Private
Private Spa	Yes/Inground

### Interior Features

Flooring Description	Carpet, Marble/Stone
	InteriorCeiling Fan(s),
	Intercom, Window Coverings
	Partial
Fireplaces	4

### Exterior / Construction

Lot Description	1/4 to 1 Acre
Land Use	Res-Sngl Fam
Construction Description	Frame & Stucco
Exterior Description	Back Yard Access, Built-In Barbecue, Courtyard, Covered Patio, Deck
Roof Description	Pitched, Tile
Garage Description	Attached, Auto Door Opener(s), Entry to House, Finished Interior

### Utility Information

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

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Call Ken Lowman at (702) 216-4663

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