


Villa Firenze! Privately gated authentic Tuscan villa!

9940 Orient Express Ct Las Vegas NV 89145

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



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LUXURY HOMES
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LUXURY HOME DESCRIPTION

Villa Firenze! Privately gated authentic Tuscan villa on nearly one full acre located in European inspired Queensridge with courtyard iron entry gates reclaimed from a frattoria in Campo del Sole, Murano glass light fixtures, Crestron system controlled by iPad, tiger eye marble and Calcutta tile. This luxury estate home is nothing short of spectacular with 9,303 square feet plus a 700 square foot casita for a total of 10,003 square feet, graceful meandering gardens, stunning flagstone walkways and courtyard, a sparkling pool, spa, waterfall, water features and a large covered patio with a BBQ area. The interior is a sensational masterpiece and features hand cut limestone mosaics made in Tunisia, an impeccable gourmet kitchen with upgraded sub zero and Wolf stainless steel appliances, stone & hardwood flooring, custom cabinetry, an in home theatre and an alarm system with cameras throughout. This incredible multi-million dollar home has been professionally designed and decorated yet it's warm and inviting for the utmost in comfortable family living and entertaining. The objective of creating this luxury residence was to invite the memory of Italy as you view the home and wander the gardens but also to invite a lifestyle befitting the 21st century. This is Las Vegas luxury home living at its finest in Queensridge real estate.

MLS#: 2161105

PRICE: \$4,350,000

APPRX. SQ. FT: 10,003 sq.ft

LOCATION: Queensridge

ZIPCODE: 89145

BEDROOMS: 6

BATHROOMS: 9

POOL: Yes

GARAGE SIZE : 4

FEATURES

Full Address of property:

9940 Orient Express Ct Las Vegas NV 89145

Property Type	Residential	Beds Total	6
Property Sub Type	Single Family Residential	Baths Total	9
Building Description	2 Stories	Baths Full	6
Garage	4	Baths Half	2
County	Clark County	Approx Liv Area	9,303
City/Town	Las Vegas	Year Built	2005

Acres 0.94
Lot Sqft 40,946
Private Pool Yes/Inground-Private, Waterfall
Private Spa Yes/Inground

Interior Features

Flooring Description Carpet, Hardwood, Marble/
Stone

Interior Alarm System-Rented
Fireplaces 4

Exterior / Construction

Lot Description 1/4 to 1 Acre, Cul-De-Sac

Land Use Res-Sngl Fam

Construction Description Frame & Stucco

Exterior Description Balcony, Built-In Barbecue,
Covered Patio, Patio, Private
Yard

Roof Description Pitched, Tile

Garage Description

Attached, Auto Door Opener(s),
Entry to House, Storage Area/
Shelves

Utility Information

Sewer

Public

Heating Description

2 or More Units, Central

Water

Public

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