

# A premier Seven Hills luxury estate

1350 Imperia Dr, Henderson, NV 89052

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.281.3337



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## LUXURY HOME DESCRIPTION

Luxury compound sitting on 0.73 acres in The Estates at Seven Hills! 8,765 square foot open flowing floor plan with a basement, wine cellar, and wine tasting room. Primary bedroom is conveniently located on the first level with a sitting area and dual walk-in closets. Gourmet kitchen features a beautiful island, dual ovens, built in refrigerator and freezer, and a hibachi style cooktop. Additional features include a formal dining room, game room with a wet bar, and a home workout room. The second level features a second family room and an observation room with pristine golf and Las Vegas Strip views. Attached guest quarters, perfect for generational living. All bedrooms are spacious and feature private bathrooms. Stunning backyard with a resort style pool and spa, built-in BBQ, and dog run. Gate motor court features 6 car garage with a workshop and a car lift. Further amenities include central vac, surround sound, private balcony, and 7 AC units. View this Henderson Luxury home today!

**MLS#: 2307658**

**APPRX. SQ. FT: 4,520**

**PRICE: \$3,000,000**

**BEDROOMS: 5**

**BATHROOMS: 7.5**

**GARAGE SIZE : 6**

**POOL: Yes**

**LOCATION: Seven Hills**

**ZIPCODE: 89052**

## FEATURES

**Full Address of property:** 6480 Bristlecone Cr, Henderson, NV 89052

Property Type	Residential	# Acres	0.73
Property Sub Type	Single Family Residential	Lot Sqft	31,799
Building Description	2 Stories, Basement	Private Pool	Yes/Heated Pool, Inground-Private, Pool/ Spa Combo, Waterfall
Garage	6	Private Spa	Yes/Inground, Waterfall
Garage Sqft	896	<b>Interior Features</b>	
County	Clark County	Flooring Description	Carpet, Marble/Stone
City/Town	Henderson		Interior Alarm System- Owned, Blinds, Ceiling Fan(s), Windows Coverings Throughout
Beds Total	5	Fireplaces	1
Baths Total	8		
Baths Full	7		
Baths Half	1		
Approx Liv Area	8,765		
Year Built	2001		

**Exterior / Construction**

Lot Description 1/4 to 1 Acre  
Construction Description Basement  
Exterior Description Balcony, Built-In  
Barbecue, Covered Patio,  
Dogrun, Private Yard,  
Secured Entry  
Roof Description Tile  
Garage Description Attached, Auto Door  
Opener(s), Garage Cooled,  
Storage Area/Shelves

**Utility Information**

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

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**Call Ken Lowman at (702) 281-3337**

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