

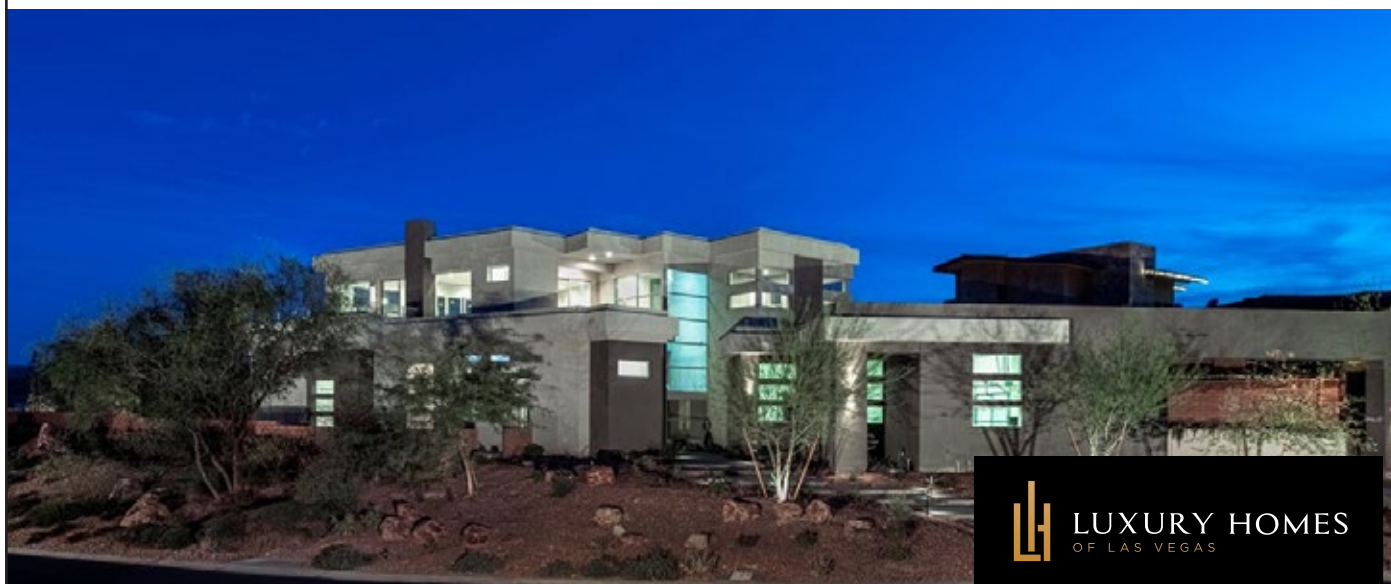
Guard gated modern luxury home

31 Drifting Shadow Way, Las Vegas, NV 89135

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



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LUXURY HOME DESCRIPTION

New, never lived in, guard gated, gorgeous modern luxury home in Azure at The Ridges with a full view of the Las Vegas Strip! The seller is offering a \$90k allowance for home enhancements and \$75k allowance for the pool and spa. Two bedrooms upstairs, two downstairs and an executive office that could be converted into a fifth bedroom. Upstairs features great entertaining space with a wet bar and balcony that wraps around the back and sides of the home offering mesmerizing views! Almost every upstairs room offers floor to ceiling windows with amazing views of the world-famous Las Vegas Strip, golf course and mountains. The highly appointed kitchen features a large center island, breakfast bar, custom cabinets, a spacious walk-in pantry and stainless steel appliances. The clean lines of the upstairs loft style railing offers views directly through the heart of the open flowing floorplan! The Ridges at Summerlin is adjacent to Red Rock Canyon Conservation area and has the Jack Nicklaus Bear's best signature championship golf course intertwined throughout the community!

MLS#: 2249002

APPRX. SQ. FT: 6,135

PRICE: \$2,795,000

BEDROOMS: 4

BATHROOMS: 7

GARAGE SIZE : 3

POOL: No

LOCATION: The Ridges

ZIPCODE: 89135

FEATURES

Full Address of property: 31 Drifting Shadow Way, Las Vegas, NV 89135

Property Type	Residential	Year Built	2016
Property Sub Type	Single Family Residential	# Acres	0.38
Building Description	2 Stories	Lot Sqft	16,553
Garage	3	Private Pool	No
Garage Sqft	804	Private Spa	No
County	Clark County	Interior Features	
City/Town	Las Vegas	Flooring Description	Carpet, Tile
Beds Total	4	Interior	Fire Sprinklers, Skylight
Baths Total	7	Fireplaces	2
Baths Full	2	Exterior / Construction	
Baths Half	2	Lot Description	1/4 to 1 Acre
Approx Liv Area	6,135	Construction Description	Frame & Stucco

Exterior Description	Back Yard Access, Balcony, Barbeque Stub, Covered Patio, Patio, Private Yard
Roof Description	Flat
Garage Description	Attached, Auto Door Opener(s), Entry to House
Utility Information	
Sewer	Public
Heating Description	2 or More Units, Central
Water	Public

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