

# Absolutely magnificent Las Vegas luxury home

85 Sun Glow Ln, Las Vegas, NV 89135

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



"I'M CALLING KEN"

**(702) 216-4663**

7854 W. Sahara - Las Vegas, NV 89117



## LUXURY HOME DESCRIPTION

This absolutely magnificent Las Vegas luxury home is situated behind a 2nd gate in Azure at The Ridges and features some of the most spectacular finishes and is impeccably designed inside and out! A large glass entry door leads to the stunning entryway with soaring ceilings with a skylight, marble flooring, luxurious venetian plaster walls and ceilings and an exotic lighted wet bar just outside of the glass encased wine room. Graceful custom crystal light fixtures add elegance and class throughout. The gourmet kitchen is designed with functionality and beauty and features a large cascading waterfall island with a breakfast bar, two dishwashers, Thermador & Wolf stainless steel appliances and overlooks both the family rooms and great room with a linear fireplace. Adjacent to the great room there are pocket doors that seamlessly integrate the interior and an oasis backyard that provides endless entertaining possibilities with stone decking and covered patio, a fire feature, a refreshing swimming pool with spa, an outdoor kitchen and gorgeous low maintenance landscaping. Other amazing features include two family rooms; upstairs and downstairs with built-in entertainment centers, an impressive master retreat with ensuite that is conveniently located downstairs and three car garages that hold five cars. The Bear's Best Championship Golf Course is intertwined throughout the community and resident only Club Ridges has a fitness center, tennis courts and 2 pools. Luxury home living in The Ridges Las Vegas with all the latest modern style!

MLS#: 2161372

PRICE: \$3,650,000

APPRX. SQ. FT: 6,720 sq.ft

LOCATION: Las Vegas

ZIPCODE: 89135

BEDROOMS: 6

BATHROOMS: 6.5

POOL: Yes

GARAGE SIZE : 3

## FEATURES

Full Address of property:

85 Sun Glow Ln, Las Vegas, NV 89135

Property Type	Residential	Garage	3
Property Sub Type	Single Family Residential	County	Clark County
Building Description	2 Stories	City/Town	Las Vegas

Beds Total 6  
Baths Total 7  
Baths Full 3  
Baths Half 1  
Approx Liv Area 6,720  
Year Built 2018  
# Acres 0.37  
Lot Sqft 16,117  
Private Pool Yes/Heated Pool, Inground-Private, Pool/Spa Combo  
Private Spa Yes

#### Interior Features

Flooring Description Hardwood, Marble/Stone  
Interior Alarm System-Owned, Ceiling Fan(s), Drapes, Skylight, Window Coverings Partial

Fireplaces 1

#### Exterior / Construction

Lot Description 1/4 to 1 Acre  
Land Use Res-Sngl Fam  
Exterior Description Balcony, Built-In Barbecue, Covered Patio, Private Yard

Roof Description Pitched, Tile  
Garage Description Attached, Auto Door Opener(s), Entryto House, Epoxy Floor

#### Utility Information

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

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