

# Entertainer's paradise... with Strip views!

2787 La Bella Ct, 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

NEW, MODERN entertainer's paradise....with full Strip views! Never been lived in! Owner just completed the outdoor kitchen and landscaping of this Modern Marvel. One of a kind Blue Heron architectural style with the perfect blend of indoor/outdoor living. This stunning home will satisfy every craving! Features include a wine cellar, sky deck, executive office, man cave, basement, courtyard, automated disappearing doors, bridge/water entry, soaring ceilings, chic furnishings, and vanishing edge pools with 3 large full waterfalls...absolutely stunning! Endless possibilities with vacant lot next door that is included in offering (and 2791 La Bella Ct, empty lot next door). The architectural renderings call for an additional 8 car garage (which would total 12 car) and approximately 1,200 sf casita with living space and 2 additional bedrooms. The views are world-class with the golf course, mountains and the famous Las Vegas Strip. The main level primary suite has a private patio, atrium and generous walk-in closet. All other bedrooms are ensuite. Home automations completes the picture with Crestron functionality. This rare, unique offering will not last long. Seller will honor a "buy it now" price at \$7.1 million and forego multiple offers. With today's material price increases and 2 full lots included, you would be challenged to replicate this Modern Marvel at the offering price!

**MLS#: 2304022**

**PRICE: \$7,200,000**

**APPRX. SQ. FT: 8,659**

**BEDROOMS: 5**

**BATHROOMS: 8**

**GARAGE SIZE : 12**

**POOL: Yes**

**LOCATION: Seven Hills**

**ZIPCODE: 89052**

## FEATURES

**Full Address of property:** 2787 La Bella Ct, Henderson, NV 89052

Property Type	Residential	Baths Full	3
Property Sub Type	Single Family Residential	Baths Half	2
Building Description	2 Stories	Approx Liv Area	8,659
Garage	12	Year Built	2019
Garage Sqft	992	# Acres	1.06
County	Clark County	Lot Sqft	34,412
City/Town	Henderson	Private Pool	Yes/Disappearing Edge, Inground-Private, Pool/Spa Combo
Beds Total	5		
Baths Total	8		

Private Spa	Yes/Inground	Roof Description	Flat
<b>Interior Features</b>		Garage Description	Attached, Auto Door Opener(s), Entry to House
Flooring Description	Marble/Stone, Porcelain, Tile	<b>Utility Information</b>	
	Interior Alarm System-Owned,	Sewer	Public
	Fire Sprinklers, Window Coverings Partial	Heating Description	2 or More Units, Central, Programmable Thermostat, Zoned HVAC
Fireplaces	7	Water	Public
<b>Exterior / Construction</b>			
Lot Description	1 to 5 Acres		
Construction Description	Basement		
Exterior Description	Back Yard Access, Balcony, Built-In Barbecue, Courtyard, Covered Patio, Private Yard, Rooftop Deck, Secured Entry		

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