

# Desert contemporary home!

41 Sun Glow Lane, Las Vegas, NV 89135

PRESENTED BY TYLER BRADY & LUXURY HOMES OF LAS VEGAS | CONTACT TYLER AT 702.888.2352



**TYLER BRADY 702-888-2352**  
©2007-2021

## LUXURY HOME DESCRIPTION

Welcome to 41 Sun Glow, located in the premier guard gated community of The Ridges. Pulling through the gates you see the sunset over the golf course and mountain tops. With trees beginning to canopy overhead, enter Azure through a second gate welcoming you to your desert contemporary home. Beautifully designed by renowned Punch Architects and quality builder Scott Blazer. Your private gated courtyard welcomes you to a large pivot door inviting you inside. You are welcomed by light surrounding the space. Polished concrete floors, walnut cabinets, with touches of metal giving a hint of industrial stability. This home lives like a single story with options of two-story living. Stepping towards the pool feel the breeze and enjoy the mountain views. This is a one-of-a-kind experience. We look forward to welcoming you into this Las Vegas luxury home today!

**MLS#: 2330250**

**PRICE: \$4,400,000**

**APPRX. SQ. FT: 4,406**

**BEDROOMS: 4**

**BATHROOMS: 5.5**

**GARAGE SIZE : 3**

**POOL: Yes**

**LOCATION: Azure at The Ridges**

**ZIPCODE: 89135**

## FEATURES

**Full Address of property:** 41 Sun Glow Lane, Las Vegas, NV 89135

Property Type	Residential	Lot Sqft	13,068
Property Sub Type	Single Family Residential	Private Pool	Yes/Automatic Cover, Heated Pool, Inground-Private, Pool/Spa Combo
Building Description	2 Stories	Private Spa	es/Inground
Garage	3	<b>Interior Features</b>	
Garage Sqft	959	Flooring Description	Hardwood, Stained Concrete
County	Clark County	Interior	Alarm System-Owned, Ceiling Fan(s), Drapes, Skylight, Window Coverings Partial
City/Town	Las Vegas	Fireplaces	1
Beds Total	4	<b>Exterior / Construction</b>	
Baths Total	6	Lot Description	1/4 to 1 Acre
Baths Full	1		
Baths Half	2		
Approx Liv Area	4,406		
Year Built	2017		
# Acres	0.30		

Exterior Description Back Yard Access, Balcony,  
Built-In Barbecue, Courtyard,  
Dogrun

Roof Description Flat

Garage Description Auto Door Opener(s),  
Cabinets, Entry to House,  
Finished Interior

Parking Description Garage/Private

**Utility Information**

Sewer Public

Heating Description 2 or More Units

Water Public

**Mail to [tyler@luxuryhomeslv.com](mailto:tyler@luxuryhomeslv.com)**

**Call Tyler Brady at (702) 888-2352**

**Luxury Homes of Las Vegas – 7854 W Sahara – Las Vegas NV 89117**