

Modern showplace in enclave of custom homes!

8800 Canyon Springs Dr Las Vegas NV 89117

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



SOLD



"I'M CALLING KEN"

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7854 W. Sahara - Las Vegas, NV 89117



LUXURY HOME DESCRIPTION

Modern showplace in enclave of custom homes in prime location affording unequalled views of the 18th green, water feature, clubhouse and multiple fairway & mountains in beautiful guard gated Canyon Gate Country Club. Five bedrooms, large master suite with 2 walk-in closets. 3 rd level observation deck with 360 degree views! Open family room, formal living & dining rooms. 1 bedroom with bath & private patio downstairs. Motor court, lot with room to expand if desired.

MLS#: 1338722

PRICE: \$1,395,000

APPRX. SQ. FT: 4,440 sq.ft

LOCATION: Canyon Gate

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

FEATURES

Full Address of property:

8800 Canyon Springs Dr Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

Area: 502 - South West

County: Clark County

Community Name: Canyon Gate

Subdivision: FOOTHILLS COUNTRY CLUB

Year Built: 1994

4 total bedroom(s)

4 total bath(s)

3 total full bath(s)

1 total half bath(s)

Approximately 4440 sq. ft.

Two story

Type: Custom, Expanded/Add On

Master bedroom

Living room

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 20X17

Living room is 25X21

Dining room is 18X18

Family room is 23X17

Hardwood floors

3 or more fireplaces

Fireplace features: Gas, In family room, In Living/
Great room, In Master bedroom

Pool features: Heated Pool, Inground-Private, Pool/
Spa Combo

Swimming pool(s)

Spa/hot tub(s)

3 car garage

Attached parking

Parking features:

Attached Auto Door Opener(s), Entry to House,
Storage Area/Shelves

Heating features:

2+ units, Central, Gas

Cooling features:

2 Or More Central Units, Central

Interior features:

Separate laundry room, Full bath downstairs, Formal dining room, Downstairs family room, Separate family room, Breakfast nook (eating area), Hardwood flooring in kitchen, Kitchen custom cabinets, Kitchen island, Recessed lighting in kitchen, Solid surface countertops in kitchen, Walk-in pantry, Entry foyer, Formal living room, Front living room, Sunken living room, Balcony in master bedroom, Ceiling fan in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, 2nd bedroom: 17X12, 3rd bedroom: 30X17, 4th Bedroom: 25X14, Alarm system owned, Built-in microwave, Carpet, Double built-in electric ovens, Gas stove, Water conditioner owned, Wine refrigerator

Inclusions: Dishwasher, Disposal

Exterior features:

Courtyard, Covered Patio, Patio, Inground Spa

Exterior construction: Frame & Stucco

Energy Info: Dual Pane Windows, Low E-Windows

Roofing: Pitched, Tile like

Community golf

Community security features

View:

Golf course view

Hill/mountain view

Lake view

Waterview

Golf course lot/frontage

Lot features: Backyard Full Fenced, Wrought Iron Fence, Desert Landscaping, Drip Irrigation Bubblers, Fountain, Front Lawn, Front Sprinkler System, Mature Landscaping, Rear Lawn, Rear Sprinkler System

Approximately 0.44 acre(s)

Lot size is less than 1/2 acre

Zoning: Single-Family

Utilities present: Underground Utilities, Cable Wired, Cable TV Wired

Schools:

Elementary School: Piggott Clarence

Jr. High School: Johnson Walter

High School: Bonanza

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Call Ken Lowman at (702) 216-4663

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