

## Remarkable Modern Architecture!

2825 Coast Line Ct Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

Remarkable modern architecture! Elevated above lake in an exclusive waterfront cove on nearly 1/2 acre. This 5,400 SF home is top of the line w/porcelain floors indoors & out, Viking appliances in the indoor & outdoor kitchens, hickory cabinets, central sweep & vac, automated lighting, surround sound, master bath w/slab granite walls & Japanese soaking tub, towel warmers, heated bath floors. Additional master upstairs with balcony, skylights, 23x20 office/library, patio w/fireplace. Abundant natural light W/floor-to-ceiling glass & 10' sliding doors that gracefully intermingle the indoors W/outdoor. Disappearing edge pool, detached studio/casita with/bath currently used as office. Extensive outdoor lighting, 6 heat/ac units, boat is included. 4 car garage.

MLS#: 860556

PRICE: \$1,299,900

APPRX. SQ. FT: 5,400 sq.ft

LOCATION: The Lakes

ZIPCODE: 89117

BEDROOMS: 4

BATHROOMS: 4.5

POOL: Yes

GARAGE SIZE : 4

### FEATURES

Full Address of property:

2825 Coast Line Ct Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Community Name: Summerlin

Year Built: 2006

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 4675 sq. ft.

Two story

Type: Casita, Custom

Master bedroom

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 27X20  
Dining room is 18X19  
3 or more fireplaces

**Fireplace features:**

Gas, In Great room, In Master bath, On Courtyard patio

**Pool features:**

Disappearing Edge, Heated, Inground Private Swimming pool(s)

4 or more car garage  
Attached parking

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Cooling features:**

2+ central units, Electric  
Interior features: Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Kitchen/Dining room combo, Living/Dining room combo, Breakfast Bar/Counter, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, 2 master bedrooms, Master bedroom downstairs, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, Great room, 2nd bedroom: 16X14, 3rd bedroom: 23X25,

4th Bedroom: 25X20, Alarm system owned, Built-in microwave, Ceiling fan(s), Central vacuum, Convection oven, Double built-in gas ovens, Gas cooktop, Marble/Stone floors, Skylight(s), Water conditioner owned, Wine refrigerator

**Exterior features:**

Balcony, Brick fence, Built-In barbecue, Covered patio, Mature landscaping, Partially fenced, Rear lawn, Rear sprinkler system, Rock/Gravel landscaping, Shrubs, Steps/Rails, Water-Scaping

**Energy Info:**

Dual Pane Windows

**View:**

Lake view  
Waterview  
Lot is 20038 sq. ft.  
Approximately 0.46 acre(s)  
Lot size is less than 1/2 acre

**Utilities present:**

Public sewer, Public water, Cable TV wired, Cable wired, Underground utilities

**Schools:**

Elementary School: Christensen M J  
Jr. High School: Fertitta Frank & Victoria  
High School: Spring Valley HS

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/2825-coastline-court>

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