

## Privately gated luxury estate in Marquis Estates!

6631 Tomiyasu Ln Las Vegas NV 89120

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



**"I'M CALLING KEN"**  
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7854 W. Sahara - Las Vegas, NV 89117

### LUXURY HOME DESCRIPTION

Privately gated luxury estate in prestigious Marquis Estates on nearly 1/2 acre cul-de-sac lot with modern architectural design! This multi-million dollar luxury estate was designed and built by Blue Heron, a nationally recognized, award winning design team. The interior is exquisitely adorned with limestone and scraped hardwood flooring, automated blinds throughout, energy efficient Viking stainless steel appliances, all bedrooms with walk-in closets and private bathrooms and an upstairs media room with a wet bar and private balcony with incredible views! Relax in the spacious master retreat with his and hers walk-in closets, a fireplace, expansive master bath and sliders leading out to the oasis style backyard which is comparable to a 5 star resort hotel with large swimming pool, spa, outdoor living room, sitting areas, covered patios, fireplace and palm trees. Las Vegas luxury home living at its finest!

MLS#: 1243528

PRICE: \$1,495,000

APPRX. SQ. FT: 5,348 sq.ft

LOCATION: Marquis Estates

ZIPCODE: 89120

BEDROOMS: 3

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 4

### FEATURES

Full Address of property:

6631 Tomiyasu Ln Las Vegas NV 89120

Single Family Property

Status: Active-Exclusive Right

County: Clark

Subdivision: AGAVE SUNSET

Year Built: 2009

3 total bedroom(s)

4 total bath(s)

2 total full bath(s)

1 total three-quarter bath(s)

1 total half bath(s)

Approximately 5348 sq. ft.

Two story

Type: Custom

Master bedroom

Dining room

Family room

Den  
Laundry room  
Bathroom(s) on main floor  
Bedroom(s) on main floor  
Master bedroom is 25X17  
Dining room is 18X14  
Family room is 27X25  
3 or more fireplaces

**Fireplace features:**

Gas, In family room, In Master bedroom, On Courtyard patio  
Pool features: Heated Pool, Inground-Private  
Swimming pool(s)  
Spa/hot tub(s)  
4 or more car garage  
Attached parking

**Parking features:**

Attached , Auto Door Opener(s), Entry to House

**Heating features:**

2+ units, Central, Gas  
Central air conditioning

**Interior features:**

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Formal dining room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Kitchen custom cabinets, Kitchen island, Marble/Stone countertops in

kitchen, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Master bedroom downstairs, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 21X13, 3rd bedroom: 15X13, Alarm system owned, Double built-in electric ovens, Gas stove, Marble/Stone floors, Water conditioner owned, Water filtering system, Window Coverings Throughout

**Exterior features:**

Balcony, Courtyard, Covered Patio, Patio, Private Yard, Inground Spa, Outdoor Spa  
Energy Info: Dual Pane Windows  
Roofing: Flat  
View:Hill/mountain view  
Lot features: Property Fully Fenced, Block Fence, Desert Landscaping, Drip Irrigation Bubblers, Mature Landscaping, Rear Lawn, Rear Sprinkler System, Rock/Gravel Landscaping, Shrubs, Smart Irrigation System  
Located on a cul-de-sac  
Approximately 0.48 acre(s)  
Lot size is less than 1/2 acre

**Schools:**

Elementary School: Cox David  
Jr. High School: Greenspun  
High School: Del Sol HS

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

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