

Privately gated estate with gorgeous views

1495 Morning Sun Wy Las Vegas NV 89110

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



"I'M CALLING KEN"
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LUXURY HOME DESCRIPTION

Privately gated estate on .84 acre lot with gorgeous Strip & mountain views! Close to downtown in a quiet neighborhood with very little traffic near Sunrise Mountain. Large 2-story home with a basement. Gourmet granite kitchen. 40' X 26' upstairs bonus room! The basement has a family room, bedroom & full bath. Could be used as "in-Laws" quarters. Hardwood & slate floors, warm neutral colors, vaulted ceilings, water cooled AC units. Master on elevated main floor with Strip views and beautiful master bath. Formal living room with French doors/balcony. 2 separate garages (5 cars) with swamp cooled RV garage.

MLS#: 924831

PRICE: \$749,990

APPRX. SQ. FT: 6,401 sq.ft

LOCATION: East

ZIPCODE: 89110

BEDROOMS: 5

BATHROOMS: 5

POOL: No

GARAGE SIZE : 5

FEATURES

Full Address of property:

1495 Morning Sun Wy Las Vegas NV 89110

Single Family Property

Status: Active-Exclusive Right

County: Clark

Year Built: 2006

5 total bedroom(s)

5 total bath(s)

5 total full bath(s)

Approximately 6401 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Family room

Basement

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 18X17

Living room is 16X15

Dining room is 9X8

Family room is 30X16

Fireplace(s)

Fireplace features: Gas, In family room

4 or more car garage

Attached parking

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, Breakfast room/Nook, Dining area, Kitchen/Dining room combo, 2+ family rooms, Upstairs & Downstairs family rooms, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Entry foyer, Formal living room, Rear living room, Balcony in master bedroom, Ceiling fan in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Walk-in closet in master bedroom, Great room, 2nd bedroom: 14X14, 3rd bedroom: 15X15, 4th Bedroom: 16X14, Alarm system owned, Blinds,

Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Concrete floors, Convection oven, Gas cooktop, Pot shelves, Tile floors, Water conditioner owned, Water filtering system, Window Coverings Throughout, Wine refrigerator

Exterior features:

Backyard fully fenced, Balcony, Barbeque stub, Block fence, Courtyard, Horse riding paths, Shrubs, Strip view

Roofing: Pitched, Tile like

View:

City view

Hill/mountain view

Lot is 36590 sq. ft.

Approximately 0.84 acre(s)

Lot size is between 1/2 and 1 acre

Schools:

Elementary School: Brookman Eileen

Jr. High School: O Callaghan M

High School: Eldorado Freshman Academy

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Call Ken Lowman at (702) 216-4663

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