

## Over 1 Acre with Tennis Court!

1660 S Valadez St Las Vegas NV 89117

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



### LUXURY HOME DESCRIPTION

Gorgeous custom gated estate. Total luxury on over an acre of incredibly landscaped grounds with pool/spa, tennis court, covered patio. 26' ceilings, 23" marble flooring, beautiful architectural design, gourmet kitchen, tea room, piano deck, custom cabinets and built-ins. Master balcony with Strip & city views. English pub style bar in family room, entertainer's delight! Porch surrounds home. Basement with game room, theatre, wine cellar or cigar room. Four car garage, office With two levels, gym or study.

**MLS#:** 850795

**PRICE:** \$3,450,000

**APPRX. SQ. FT:** 9,773 sq.ft

**LOCATION:** Las Vegas

**ZIPCODE:** 89117

**BEDROOMS:** 5

**BATHROOMS:** 5.5

**POOL:** Yes

**GARAGE SIZE :** 4

### FEATURES

Full Address of property:

1660 S Valadez St Las Vegas NV 89117

Single Family Property

Status: Active

County: Clark

Year Built: 2000

5 total bedroom(s)

6 total bath(s)

3 total full bath(s)

2 total three-quarter bath(s)

1 total half bath(s)

Approximately 9773 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Dining room

Family room

Den

Basement

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 40X28

Living room is 20X19

Dining room is 14X24

Family room is 36X34

4 or more fireplaces

**Fireplace features:**

2 way, Gas, In family room, In Living/Great room, In Master bedroom

**Pool features:**

Heated, Inground Private, Waterfall  
Swimming pool(s)  
Spa/hot tub(s)  
Tennis court(s)  
4 or more car garage

**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 2nd floor, Full bath downstairs, Dining area, Formal dining room, Downstairs family room, Separate family room, Wet bar in family room, Breakfast Bar/Counter, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Laminate countertops in kitchen, Tile flooring in kitchen, Walk-in pantry, Entry foyer, Formal living room, Vaulted ceiling in living room, Balcony in master bedroom, Dressing room in master bedroom, Master bedroom separate from other, Master bedroom upstairs, Walk-in closet in master bedroom, Great room, 2nd bedroom: 15X19, 3rd bedroom: 12X13, 4th Bedroom: 12X13, Alarm system

owned, Built-in gas oven, Built-in microwave, Carpet, Ceiling fan(s), Double built-in gas ovens, Gas cooktop, Intercom system, Marble/Stone floors, Pot shelves, Tile floors, Warming drawer, Water filtering system

**Exterior features:**

Balcony, Block fence, Covered patio, Electric gate, Enclosed Patio/Sun room, Fully fenced, Mature landscaping, Portico, Private yard, Rear lawn, Secured entry, Shrubs, Strip view, Wrought Iron fence

**Energy Info:**

Dual Pane Windows

**Roofing:**

Pitched, Tile like

**View:**

City view  
Hill/mountain view  
Lot is 47828 sq. ft.  
Approximately 1.07 acre(s)  
Lot size is between 1 and 2 acres

**Utilities present:**

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

**Schools:**

Elementary School:  
Derfelt Herbert A  
Jr. High School: Johnson Walter  
High School: Bonanza

See More Info Online: <http://www.LuxuryHomesofLasVegas.com/go/1660-valadez>

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