

## 2 Acre Privately Gated Horse Property!

6240 W. Patrick Lane Las Vegas NV 89118

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 2 acre Hacienda Ranch with detached guest house that is approximately 1,680 square feet! Horse property with 4 stalls, equestrian area. Close proximity to the city but with country living! Remodeled approximately 4 years ago. 1st and 2nd floor masters, updated granite & cabinets. Wood beams in the vaulted ceilings. Gorgeous gourmet kitchen! Theatre/media room, billiards room, maids quarters, 9 car garage.

MLS#: 991548

PRICE: \$1,199,900

APPRX. SQ. FT: 6,206 sq.ft

LOCATION: Spring Valley

ZIPCODE: 89148

BEDROOMS: 8

BATHROOMS: 7.5

POOL: Yes

GARAGE SIZE : 9

### FEATURES

Full Address of property:

6240 W. Patrick Lane Las Vegas NV 89118

Single Family Property

Status: Active-Exclusive Right

County: Clark

Year Built: 1981

8 total bedroom(s)

8 total bath(s)

3 total full bath(s)

4 total three-quarter bath(s)

1 total half bath(s)

Approximately 6206 sq. ft.

Two story

Type: Casita, Custom

Master bedroom

Dining room

Family room

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 24X23

Living room is 31X24

Dining room is 15X21

Family room is 18X26

Fireplace(s)

Fireplace features:

In Living/Great room, Wood burning

Swimming pool(s)

Spa/hot tub(s)  
4 or more car garage  
Attached parking  
RV/boat parking

**Heating features:**  
2+ units, Electric  
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, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Lighting track in kitchen, Tile flooring in kitchen, Entry foyer, Rear living room, Vaulted ceiling in living room, 2 master bedrooms, Master bedroom downstairs, Master bedroom separate from other, Master bedroom upstairs, 2nd bedroom: 16X17, 3rd bedroom: 16X12, 4th Bedroom: 16X12, Alarm system wired, Blinds, Built-in electric oven, Built-in microwave, Carpet, Ceiling fan(s), Central vacuum, Convection oven, Double built-in electric ovens, Tile floors, Warming drawer, Water conditioner owned, Window Coverings Throughout, Wine refrigerator

**Exterior features:**  
Balcony, Block fence, Built-In barbecue, Circular driveway, Courtyard, Covered patio, Detached guest house, Dogrun, Electric gate, Front lawn, Fruit tree(s), Fully fenced, Guest quarters, Horse pasture, Horse stalls/corral, Mature landscaping, Outdoor spa, Rear lawn, RV Gate, Shrubs, Strip view, Waterfall spa  
Roofing: Pitched, Tile like  
Horse(s) allowed

**View:**  
Approximately 2 acre(s)  
Lot size is between 2 and 5 acres

**Schools:**  
Elementary School: Earl Ira  
Jr. High School: Sawyer Grant  
High School: Durango

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

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