

**4,891 sq. ft. in Beautiful Canyon Fairways!**

**9401 Players Canyon Court Las Vegas NV 89144**



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

Large Southwestern/Santé Fe style on quiet cul-de-sac with beautiful backyard, surrounded by greenbelt and walking paths! Stacked stone accents throughout, formal dining and living rooms. Kitchen with island, granite counters, custom cabinets, breakfast nook with garden window. Very large master retreat with stone fireplace, balcony overlooking the beautiful pool, spa and mature landscaping and very large master bath with jetted tub, his/her vanities and walk-in closets. Guest suite and bonus room downstairs. Bonus room upstairs with private balcony currently being used as an office. Sunken living room, 3 fireplaces. Picture windows, recessed lighting and faux paint throughout.

**MLS#:** 835378

**PRICE:** \$ 1,399,990

**APPRX. SQ. FT:** 4,891 sq.ft

**LOCATION:** Canyon Fairways

**ZIPCODE:** 89144

**BEDROOMS:** 4

**BATHROOMS:** 5

**POOL:** Yes

**GARAGE SIZE :** 3

## FEATURES

Full Address of property:

9401 Players Canyon Court Las Vegas NV 89144

Single Family Property

Status: Active

County: Clark

Community Name: Summerlin

Year Built: 1998

4 total bedroom(s)

5 total bath(s)

4 total full bath(s)

1 total half bath(s)

Approximately 4891 sq. ft.

Two story

Type: Custom

Master bedroom

Living room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 19X20

Living room is 20X16  
Dining room is 15X14  
Family room is 15X22  
3 or more fireplaces

**Fireplace features:**

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

**Pool features:**

Heated, Inground Private, Pool/Spa Combo  
Swimming pool(s)  
Spa/hot tub(s)

3 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, Family/Dining room combo, Built-in bookcases in family room, Downstairs family room, Separate family room, Breakfast Bar/Counter, Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Tile flooring in kitchen, Walk-in pantry, Entry foyer, Formal living room, Front living room, Sunken living room, Balcony in master bedroom,

Ceiling fan in master bedroom, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in master bedroom, 2nd bedroom: 12X16, 3rd bedroom: 16X14, Alarm system owned, Built-in microwave, Carpet, Ceiling fan(s), Double built-in electric ovens, Electric cooktop, Pot shelves, Tile floors, Water conditioner owned, 4th Bedroom: 13X14  
Exterior features: Balcony, Built-In barbecue, Covered patio, Fully fenced, Mature landscaping, Outdoor spa, Private yard, Rear lawn, Rock/Gravel landscaping, Shrubs, Stucco fence, Swim spa, Wrought Iron fence

**Energy Info:**

Dual Pane Windows

**Roofing:**

Pitched, Tile like

**View:**

Hill/mountain view  
Lot is 15822 sq. ft.  
Approximately 0.36 acre(s)  
Lot size is less than 1/2 acre

**Utilities present:**

Public sewer, Public water, Underground utilities

**Schools:**

Elementary School: Bonner John W  
Jr. High School: Rogich Sig  
High School: Palo Verde

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