

## Highly Upgraded Home with Basement in Guard Gated Royal Highlands



\$ 969,900



11132 Pentland Downs, Las Vegas, NV 89141

- » Beds: 5 | Baths: 3 Full, 1 Half
- » MLS #: 2330171
- » Single Family | 5,440 ft<sup>2</sup> | Lot: 9,148 ft<sup>2</sup>
- » 39 Owner Solar Panels with Enphase Grandfathered in on Rate
- » Lagoon Style Pool with Waterfall and Automated Control
- » More Info: [11132PentlandDowns.com](http://11132PentlandDowns.com)



Team Carver

BS.39338

(702) 525-3658

[Clients@teamcarver.com](mailto:Clients@teamcarver.com)

<http://www.teamcarver.com>

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3185 St. Rose Parkway  
Suite 100  
Henderson, NV 89052  
(702) 525-3658

Wonderful Southern Highlands home in the desirable guard gated community of Royal Highlands. Inviting curb appeal enhanced with extended driveway and manicured landscapes. Popular floorplan offers the flexibility of a finished basement and spacious loft. Kitchen treated to an island, granite counters, custom cabinetry, and high-end KitchenAid stainless-steel appliances including a 48-inch refrigerator. Family room is ideal for relaxing or entertaining and features a fireplace, wet bar, and access to the backyard oasis. Basement flex space complete with walk-in closet and walkout patio. Resort style yard is home to a lagoon style pool, waterfall, covered patio, and outdoor kitchen with bbq, side burner, and refrigerator. Upgrades include hardwood, porcelain tile, two-tone paint, iron railings, and ceiling fans throughout. Convenience items include owned solar panels with Enphase and grandfathered rate, Kinetico softener and reverse osmosis, central vac, Ring doorbell, and Arlo cameras.

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