

Golf Front Lot in Sun City Summerlin

\$ 470,000



9076 Sundial Drive, Las Vegas, NV 89134

- » Beds: 2 | Baths: 2 Full
- » MLS #: 2811454
- » Townhouse | 1,749 ft² | Lot: 3,049 ft²
- » 17th Fairway of the Palm Valley Golf Course
- » Popular Linden Single Story Floor Plan w/ Den
- » More Info: 9076SundialDrive.IsForSale.com



Carver Fahr Team
BS.39338
(702) 525-3658
Clients@teamcarver.com
<http://www.teamcarver.com>

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

Welcome to this beautiful Linden model, a premium golf front home in Sun City Summerlin, a popular 55+ lifestyle community. Set on the 17th fairway of Palm Valley Golf Course, a par-72, 6,706-yard layout designed by Billy Casper and Greg Nash in 1989, the home enjoys pine tree lined fairways and open sightlines from nearly every room. Inside, this popular floor plan feels open and bright, with vaulted ceilings and well placed windows that let natural light pour in. A two-way fireplace divides the living room and family room, and the family room includes built-ins for extra storage. The kitchen offers a breakfast bar, a bay window nook overlooking the course, a stainless-steel Frigidaire refrigerator with a new water filter, reverse osmosis, a built-in microwave, and solid surface counters. A convenient den adds flexible space for an office or hobby room. Upgrades include shutters, stone pattern tile, ceiling fans, garage cabinets, an LG front load washer and dryer, and a new water heater in 2025. Curb appeal shines with mature landscaping, accent boulders, an iron screen door, and a gated courtyard with paver stones. The location is great too, close to the Sundial greenway parks and their meandering walking trails. The backyard has no rear neighbor and offers a full fairway view stretching to the green and mountains beyond, complete with a paver stone covered patio and ceiling fan for relaxing evenings. Residents also

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