

Centennial Hills

MASTERPIECE ON 2.60 ACRES

6731 Via Provenza Ave. | Las Vegas, NV 89131



Presented Exclusively By

VALERIE BROWN

Luxury REDEFINED



THE IDEAL FAMILY ESTATE ON 2.60 ACRES

Welcome to an exquisite family compound designed to offer unparalleled luxury, comfort, and endless entertainment possibilities. Built in 2019, this magnificent estate is nestled on 2.60 acres, providing both privacy and a serene rural setting with room to accommodate just about anything you can imagine. Boasting nearly 9,000 square feet of living space, the property includes a main house and three separate casitas, making it ideal for large families, multi-generational living, or hosting out-of-town guests.

The main residence impresses from the moment you step through the front door. Exquisitely combining form and function, the massive great room integrates each of the main living spaces into one completely open area where everyone can participate in what's happening together! With soaring 15-foot ceilings in the primary living areas and 12-foot ceilings in each of the bedrooms, there's a wonderfully open and airy atmosphere throughout. You'll also find an impressive floor-to-ceiling granite fireplace in the corner of the great room, along with a magnificent "sports bar" with ample seating and a kitchen straight out of a *Better Homes & Garden* magazine. At the end of the day, when it's time to relax and unwind, each of the bedrooms is an ensuite, ensuring the ultimate in comfort and privacy.

If you're the kind of person who enjoys the fresh air of being outside, you're in for a real treat! The backyard is a true oasis, featuring a spectacular 1,500 square-foot pool complete with fountain sprayers, a dramatic rock slide, and an illuminated grotto. A separate hot tub with a waterfall edge adds to the luxury, and the built-in outdoor kitchen, fire pit, and bar area are perfect for entertaining, making this incredible space a hub for gatherings and relaxation.

Additionally, the property includes a 3,700-square-foot workshop/garage with 18-foot ceilings and an attached RV garage, offering plenty of room for nearly 18+ parked cars. This estate seamlessly combines opulence, space, and functionality, providing everything you could desire in a luxury home and more. For additional details (including price) or to arrange a private tour of this magnificent property, please contact Valerie Brown at (702) 826-1545.



ELEGANCE & GRACE

Elegant Double Door Entry
Wide Open & Spacious Floor Plan
Great Room with Magnificent Fireplace
Unique Built-In Recessed Media Space
Tiered Wet Bar with Bar Seating
Dining Area with Built-In Designer Hutch

COME ON IN...AND STAY A WHILE

There are some homes that have a magical sense of "belonging" from the moment you walk through the front door. This is that kind of home.

Come in, kick your shoes off, and make yourself comfortable in this vastly expansive yet inviting great room. It's the perfect spot for entertaining, or simply curling up with the kids by the fire on movie night.

Welcome home.







INCREDIBLE GOURMET ISLAND KITCHEN WITH UPGRADED APPLIANCES & WATERFALL GRANITE COUNTERTOPS

For the chef in the house, this absolutely stunning gourmet island kitchen features custom designer cabinetry, waterfall granite countertops, an oversized center island with breakfast bar, and state-of-the-art high-end stainless steel appliances. Along with a large walk-in pantry, there's an adjacent dining area to make feeding a family of any size a delight. It's the ideal place to entertain family and friends while trying out all of your latest recipes, and is the kind of kitchen that most people only dream about...(and it can now be yours!) Absolute perfection!



Sweet Dreams

EXPANSIVE PRIMARY EN SUITE

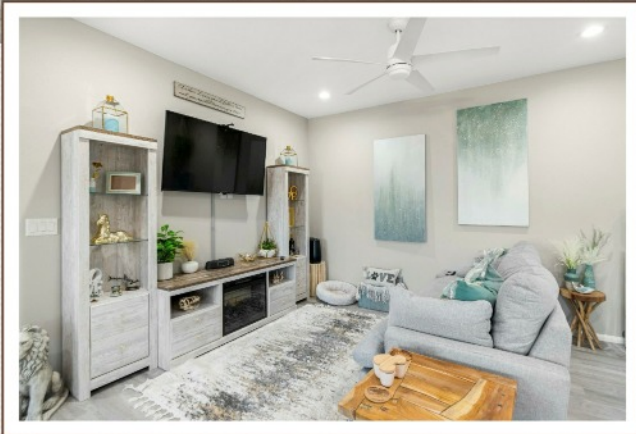
- Sitting Area
- Pass-Through Fireplace
- Extended Vanity
- Dual Sinks
- Soaking Tub
- Walk-In Shower
- Exercise Room





Your Own Private
OASIS





3 PRIVATE CASITAS ON PROPERTY

Casita 1: 1,100 sf, 3 Beds, 1 Bath | Casita 2: 1,100 sf, 2 Beds, 1 Bath, 1-Car Garage | Casita 3: 624 sf, Studio, 3/4 Bath

Whether providing housing for in-laws, or hosting guests from out of town, or even offering your college student an independent lifestyle while still living at home, there are three separate and private casitas for accomplishing all of the above.



Inside the main home, there's a place for each member of the family to call their very own.



Host "Talk-of-the-Town" Pool Parties Year Round!



Property Overview

- Custom Built in 2019
- 2.60 Acre Lot
- 10 Bedrooms, 10 Baths Total
- 8,787 (+/-) Total Square Feet

Main House

- 4 Bedrooms, 5.5 Baths
- 5,937 (+/-) Square Feet
- 4-Car Attached Garage
- Wide Open Floor Plan
- Massive Great Room
Integrated Living Room,
Wet Bar, Kitchen & Dining Area,
Floor-to-Ceiling Fireplace,
15-Ft. Tall Ceilings

- Gourmet Island Kitchen
Custom Designer Cabinets
Waterfall Granite Counters
High-End Stainless Steel Appliances
Convenient Breakfast Bar & Nook
- Luxurious Primary En Suite
Room for Sitting Area
2-Sided Romantic Fireplace
Spa-Like Bath with Dual Sinks
Soaking Tub and Walk-in Shower
- En Suite Guest Bedrooms
Walk-In Closets & Full Baths
- Media/Flex/Game Room
- Huge Indoor Laundry Room
Lots of Storage and Sink

- Incredible Backyard
Custom 1,500 SF Pool Area
Rock Formation with Slide
Water Features & Grotto
Raised Spa with Waterfall Edge
Outdoor Kitchen with BBQ

Additional Features

- 3 Separate Casita Homes
- Additional Storage / Garage
- 3,700 SF RV Garage/Workshop
with 18' Ceilings and ¾ Bath
- Close to Everything
Freeways, Shopping, Restaurants,
Recreation, Golf, Entertainment,
and Award-Winning Schools



Las Vegas, NV



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