

\$ 589,000

9463 Brough Avenue, Las Vegas, NV 89178

- » Beds: 4 | Baths: 2 Full, 1 Half
- » MLS #: 2816638
- » Single Family | 2,604 ft² | Lot: 3,920 ft²
- » More Info: 9463BroughAvenue.com



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Move-in ready and packed with upgrades, this semi-custom home presents a mid-century modern vibe and brings natural light and clean lines to every room. The kitchen anchors the main floor with Lausanne maple-spice cabinetry, Eternal Bianco Calacatta quartz counters, a full subway tile backsplash, an island with decorative tile work, a matching high-end stainless-steel appliance package, and reverse osmosis drinking water. The dining room features a beech wood feature wall, while the family room offers recessed lighting, included TV, surround sound, a ceiling fan, and a double slider to the backyard. Upstairs, the primary suite includes a custom California walk-in closet and Yoolax blackout power shades, and the primary bath has a 10-foot walk-in shower with detailed tile work, a rain head, glass wall, and pebble stone floor. All secondary bedrooms have California closets and ceiling fans, and the loft is fitted with a made-to-measure gym mirror. Flooring combines luxury plank and polished, sealed cement, paired with sleek baseboards, contemporary color palette, and a wood and stainless-steel stair railing. Outside, the backyard is built for relaxing or entertaining with a paver patio and extended pergola. A curated collection of cacti and rocks form a striking landscape, and by night, custom lighting turns the space into a dramatic focal point. Practical upgrades add real value, including an owned 23-panel solar array keeping the

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