



**Build where Las Vegas Meets the Mountains**

**Asking Price:**

**\$850,000**

**Build your custom home on ±2.21 acres in Kyle Canyon** — one of Northwest Las Vegas' most scenic and sought-after residential enclaves.

Nestled near the base of Mount Charleston within the Spring Mountains, Kyle Canyon offers a unique blend of elevated desert living, privacy, and panoramic mountain views—just minutes from the city's everyday conveniences.

<b>APN:</b>	126-09-601-017
<b>Lot Size:</b>	±2.21 Net Acres
<b>Zoning:</b>	Residential Single-Family 80 (RS80) 1 home per 0.50 acre
<b>Planned Land Use:</b>	Outlying Neighborhood (ON)
<b>Area:</b>	Northwest Las Vegas Lower Kyle Canyon
<b>Water:</b>	Potential community well access
<b>Power:</b>	In street
<b>Sewer:</b>	Septic needed
<b>Access:</b>	Paved road to site

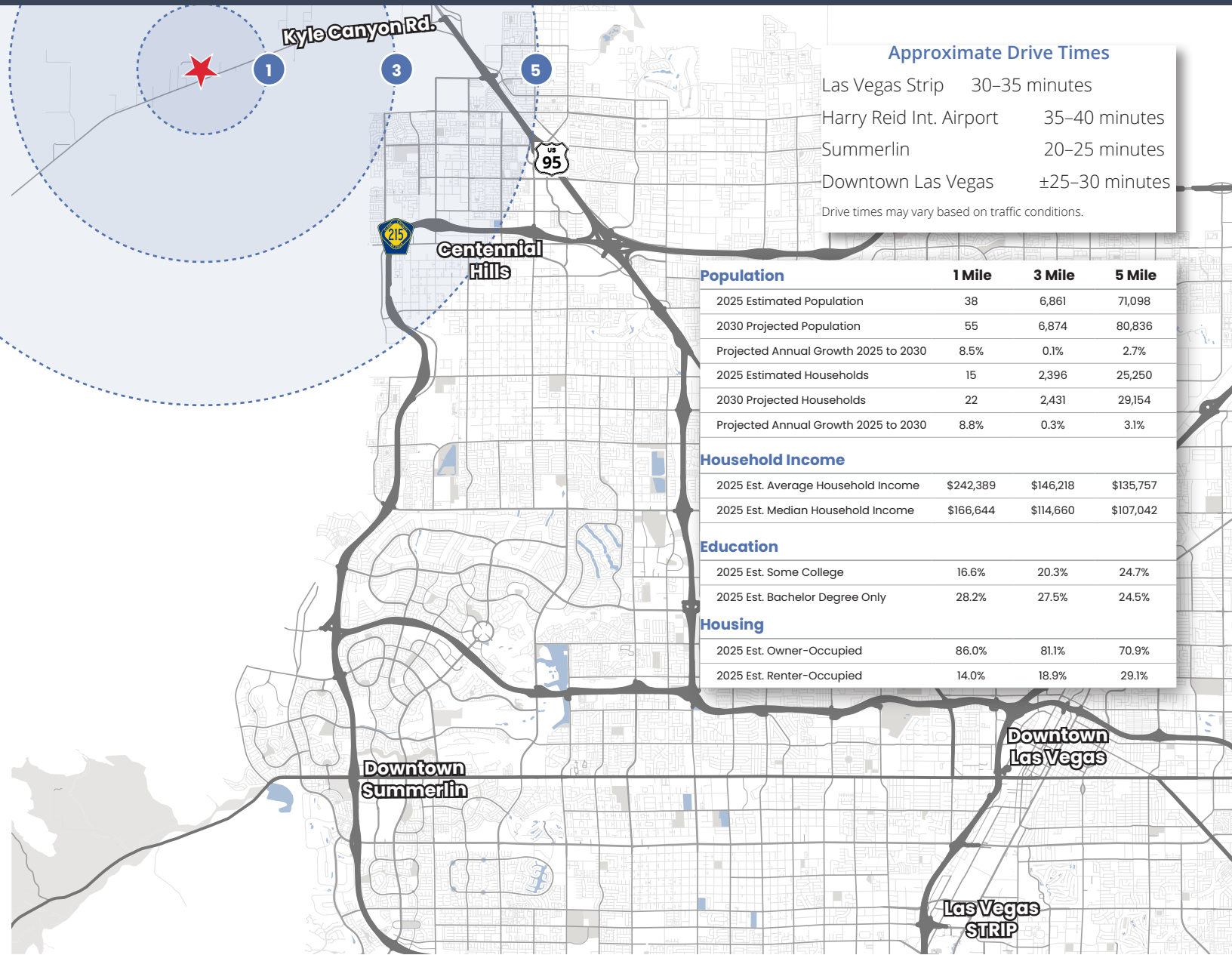


## Why build in Kyle Canyon?

- **Scenic Mountain Setting:** Located near Mount Charleston in the Spring Mountains with panoramic desert and mountain views.
- **±2.21 Acres of Space:** Ideal for a custom estate, guest house, RV garage, pool, or equestrian use.
- **Design Without Compromise:** With ±2.21 acres, there's ample room for a custom home, guest house, RV garage, workshop, pool, or equestrian features—allowing you to create a legacy property tailored to your vision.
- **Cooler, Elevated Living:** Enjoy milder temperatures & fresh mountain air compared to the Las Vegas Valley.
- **Privacy & Serenity:** Large-lot residential setting with open space and minimal density.
- **Convenient Northwest Access:** Minutes to U.S. 95, shopping, dining, and amenities in the growing Northwest Las Vegas corridor. Located near the intersection of U.S 95 and Kyle Canyon Road, this area continues to benefit from residential growth and infrastructure improvements—enhancing long-term value and livability.

**±2.21 Acres - Kyle Canyon Road**

Las Vegas, NV 89166



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