

# Cypress



# Included Features

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## Modern Luxury in Northwest Las Vegas

Mid-Century Modern, Modern Prairie, and Desert Contemporary architectural styles with these exceptional features.

- Architecturally complimentary color palettes
- Keystone® City Stone Series paver driveways and walkways
- 8' tall fiberglass entry door with sidelite
- Kwikset® SmartKey™ Tavaris entry handleset
- Lace and Sand finish stucco with latex paint
- Boral® flat concrete roof tile
- Oversized 3 and 4-car garages (per plan)
- Liftmaster® belt-drive WiFi garage door openers
- Garage floor epoxy
- Designer-selected exterior coach lights (quantity & style varies by plan & elevation)
- Covered patios (quantity varies by plan)
- Double gates to side yards for vehicle access (select lots)
- 6 eave lights with switch
- Natural gas barbecue stub

## Quality and Energy Efficiency

- Post-tension slab
- Vinyl windows with dual-paned Low-e glass
- Superior 'cocoon' attic insulation
- Fully finished insulated garages
- 93% efficiency gas furnace
- 14.00 SEER Lennox® air conditioner
- Honeywell® digital programmable thermostats
- Two 50-gallon water heaters
- Hot water recirculating pump
- Soft water loop (soft water system optional)
- 2-10 Home Buyers Warranty

## Interior Detailing

- 10' and 12' ceilings throughout (per plan)
- 8' tall 2-panel interior doors
- Kwikset® Singapore Square chrome levers
- 5-1/2" baseboards in two style choices
- Designer light fixtures
- Two-tone interior paint
- Base/Upper Laundry Cabinets and Sink
- Quartz laundry counter with 1½" flat edge
- Adult height vanities in all baths
- Quartz counters at vanities with 1½" flat edge
- Tiled showers with mud set pans
- Spacious linen and coat closets per plan
- 12" x 24" ceramic tile flooring in foyer, great room kitchen, dining room, hallways, laundry, and all bathrooms
- Carpet in bonus room, office, multi-gen, and all bedrooms

## Gourmet Kitchen

- Large kitchen island with pendant lighting
- Poplar flat panel cabinetry with soft close doors and drawers
- Trash/Recycle Pull-Out in Island
- Pot & Pan Drawers on each side of cooktop
- Granite slab counters with 2¼" miter edge
- JennAir® stainless steel appliance package includes 36" cooktop, vented hood, 30" double-oven with convection, microwave, and dishwasher
- Moen® stainless steel single-bowl sink
- Moen® Align chrome pull-down faucet
- Spacious walk-in pantry

## Primary Suite

- Wired for TV and data
- Separate 5' soaking tub and shower
- 12" x 24" tiled shower with curbless mud-set pan
- Freestanding tub with deck mount faucet
- Adult height dual vanity and make-up area
- Quartz counters with 1½" flat edge
- Rectangular undermount sinks
- Moen® Genta One-Handle faucets in chrome finish
- Modern frameless mirrors
- Spacious walk-in closet

## Wired for Easy Living

- 30" "Smart Box" with wiring for phone and TV
- Combination CAT-6 / RG-6 outlets for phone/data/TV in the great room, bedrooms, office, and game room
- Traverse ceiling lighting throughout
- Great Room, Bedrooms, and Office wired for Ceiling Fans
- Two Floor Outlets in Great Room
- Pre-wired for alarm (system optional)
- Exterior lights on photocell and switch
- Weatherproof exterior outlets

## Customizing Opportunities

- Floor plan variations with added Multi-Gen® Suite, Bedroom, Bath, Garage (per plan), Guest House
- 20' Multi-Slide Door from Great Room to Patio
- Varied cabinetry options
- Abundant granite and quartz colors
- Appliance package variations
- Upgraded plumbing and lighting fixtures
- Electrical wiring options
- Audio-Visual wiring
- Flooring, showers and tile backsplashes in many styles and colors



# Apogee

Elevation A



Elevation B



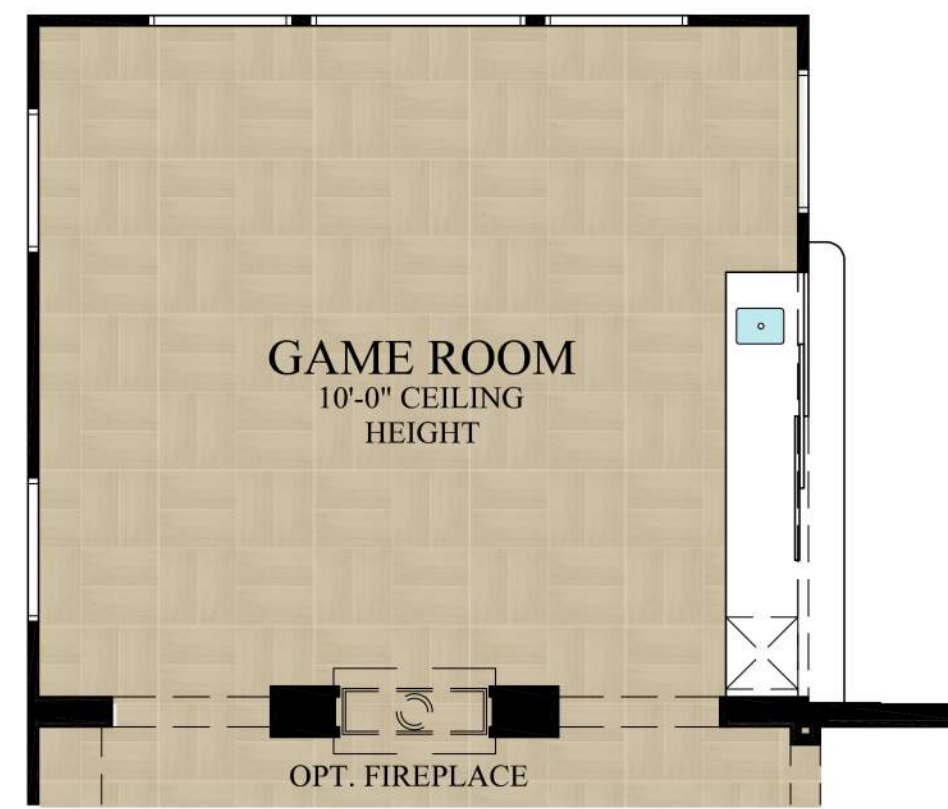
Elevation C



# APOGEE

## PLAN FEATURES

- 4,090 LIVABLE SF
- SINGLE STORY
- 4 BEDROOMS
- 2.5 BATHROOMS
- 3-CAR GARAGE
- LARGE GREAT ROOM
- GAME ROOM



BAR AT GAME ROOM



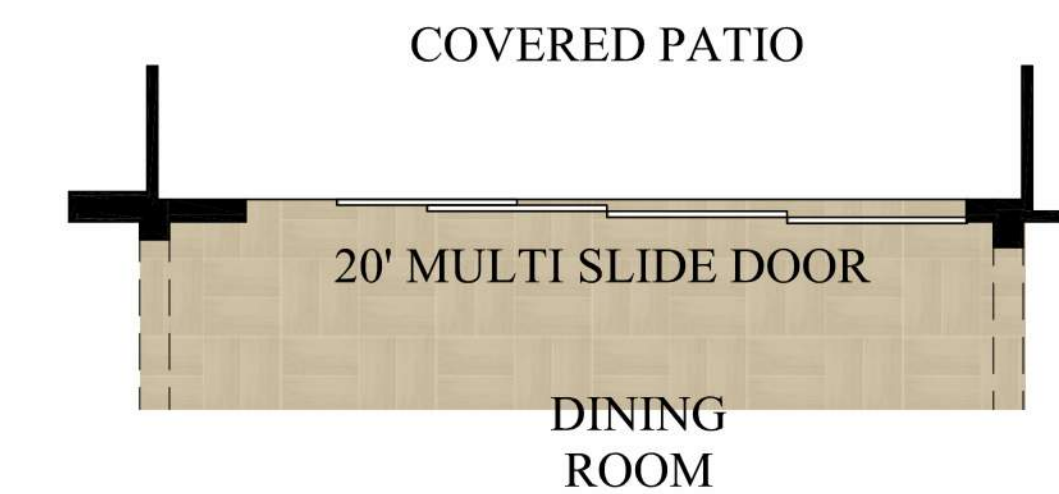
BATH 3 AT BEDROOM 4



RETREAT OPTION



PREP AREA OPTION



20' MULTI-SLIDE OPTION DOOR

# Aspect

Elevation A



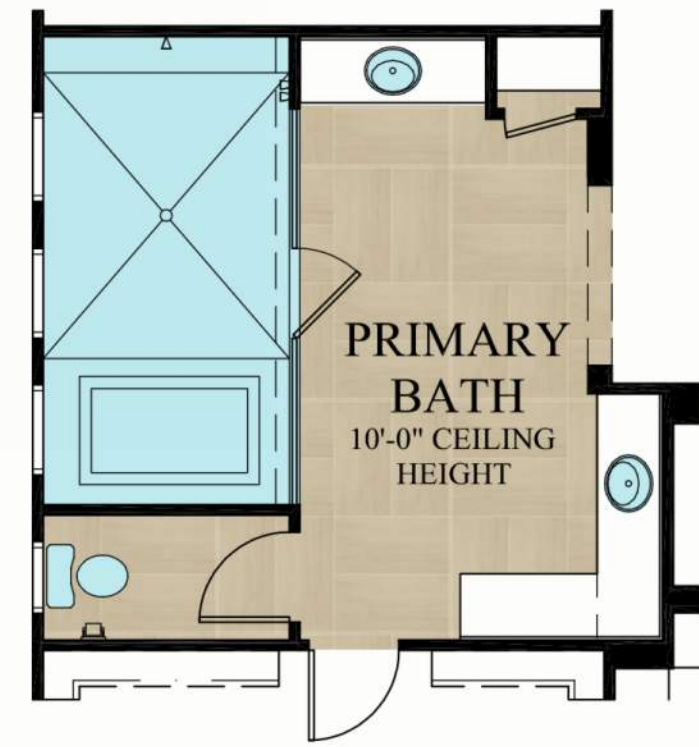
Elevation B



Elevation C



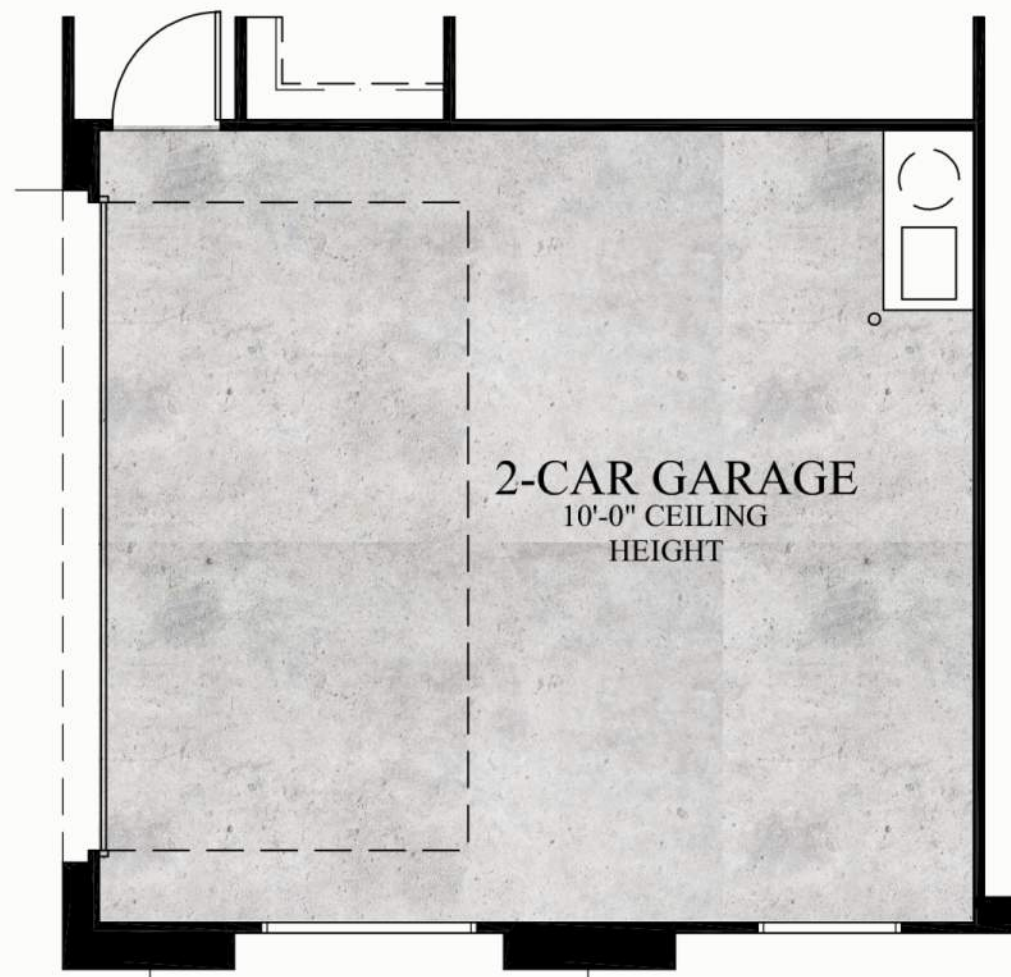
# ASPECT



PRIMARY SPA BATH OPTION



GUEST SUITE IN LIEU OF TANDEM GARAGE + 286 SF



2-CAR GARAGE IN LIEU OF 1-CAR GARAGE + 205 SF (NON LIVABLE)

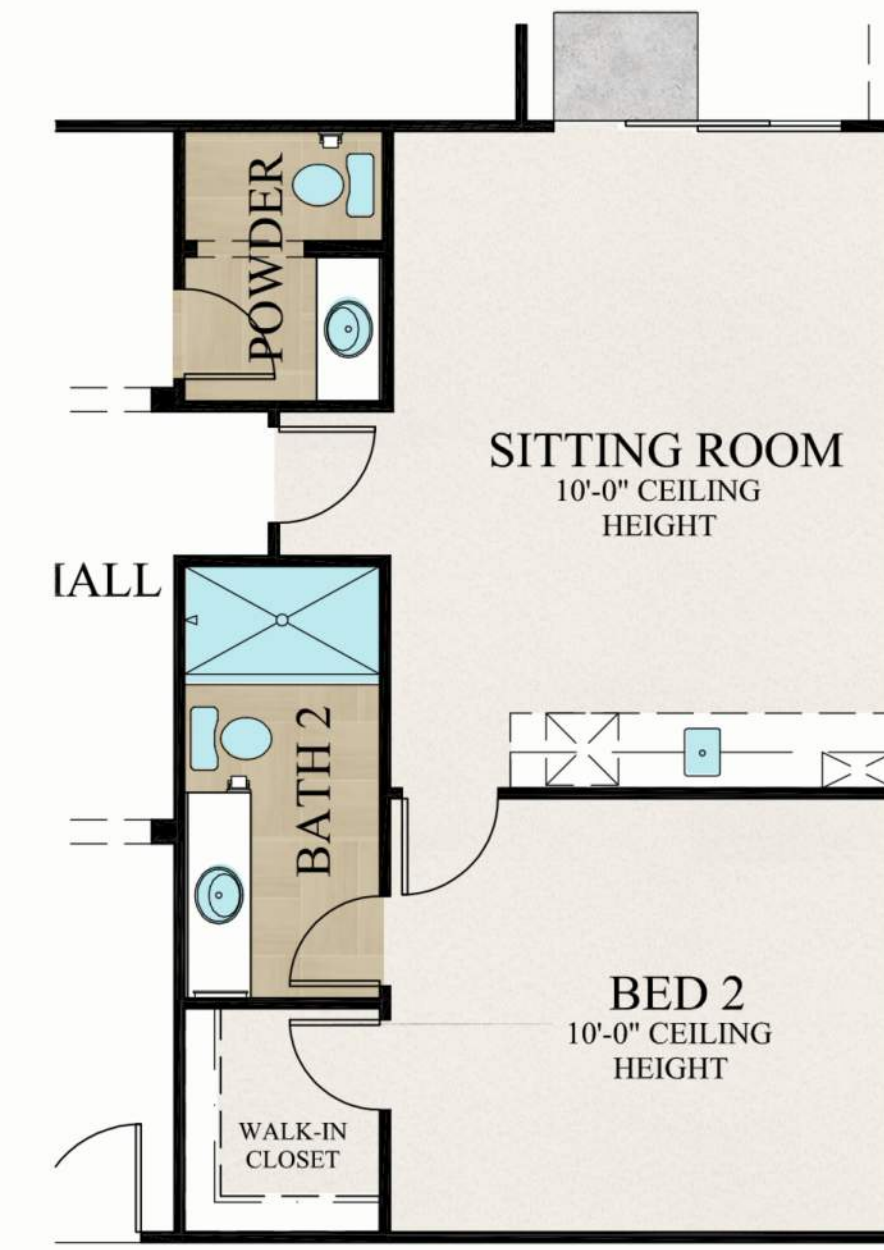


## PLAN FEATURES

- 4,190 LIVABLE SF
- SINGLE STORY
- 3 BEDROOMS
- 2.5 BATHROOMS
- 4-CAR GARAGE
- LARGE GREAT ROOM
- PRIMARY RETREAT
- OFFICE



WET BAR OPTION



BEDROOM 2 W/SITTING ROOM



20' MULTI-SLIDE OPTION DOOR

# Contour

Elevation A



Elevation B



Elevation C

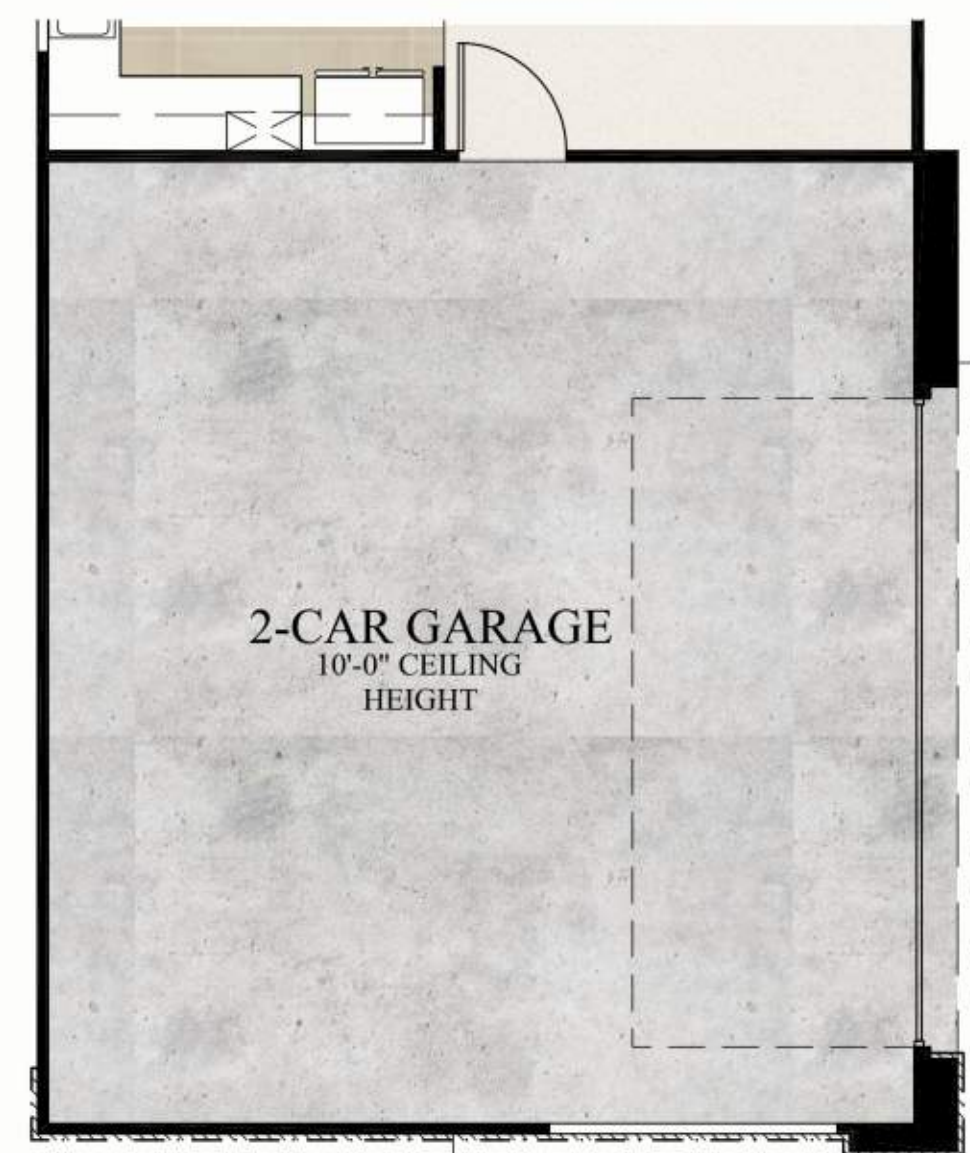


Pinnacle Homes reserves the right in its sole discretion to make layout changes or modifications in price, floor plans, elevations, features, materials, colors and specifications without prior notice. Exterior treatments, window locations, and room configurations may vary with elevations.. Model home interior decoration, landscaping, fencing and other amenities are for display purposes only and are not included in the home. All quoted square footages are approximated based upon the best available information from the architect.

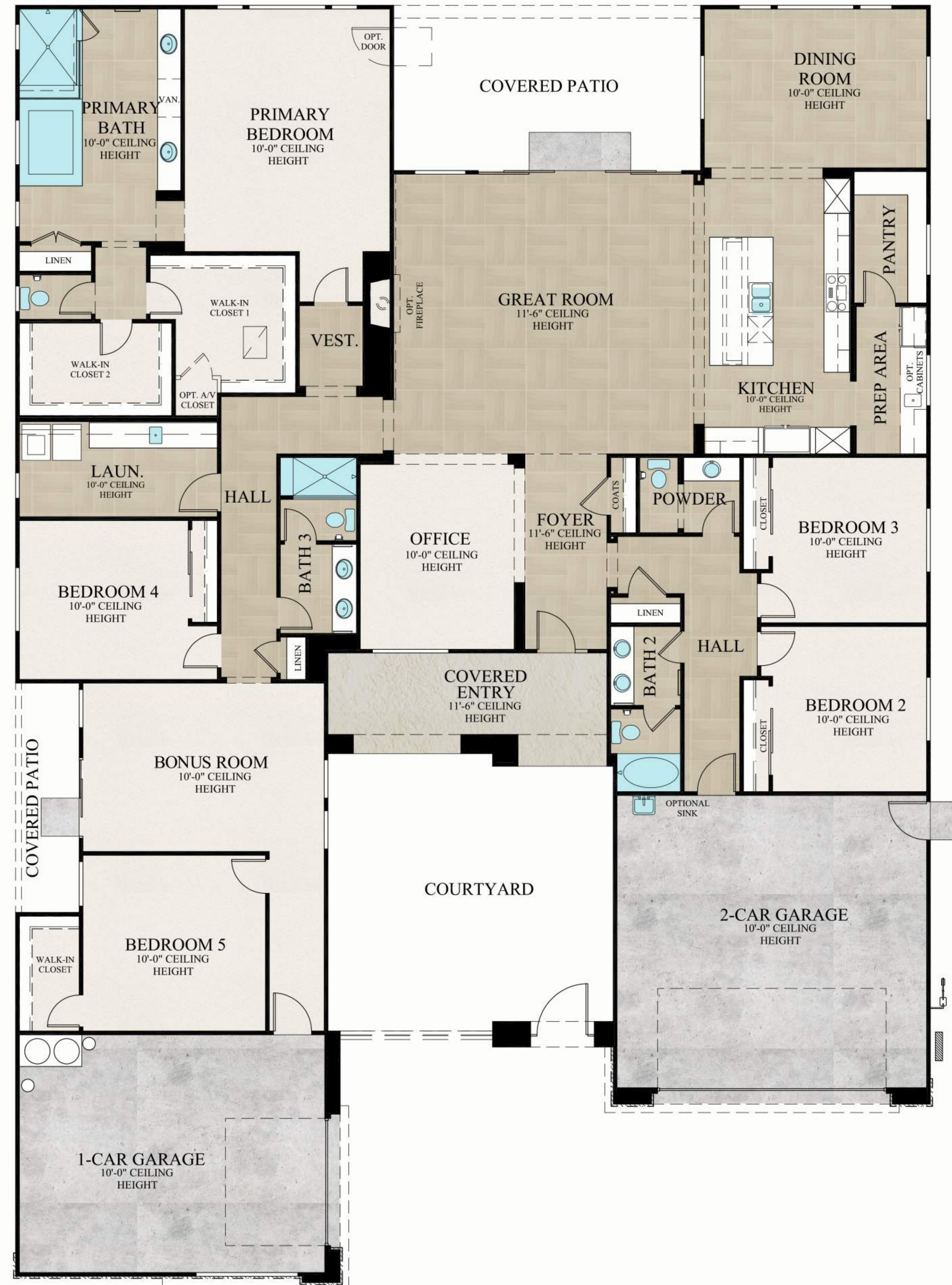
# CONTOUR



MULTI-GEN OPTION

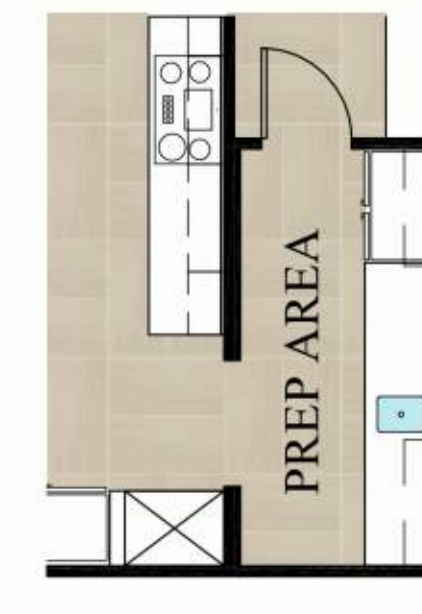


2-CAR GARAGE IN LIEU OF 1-CAR GARAGE +204 SF (NON LIVABLE)

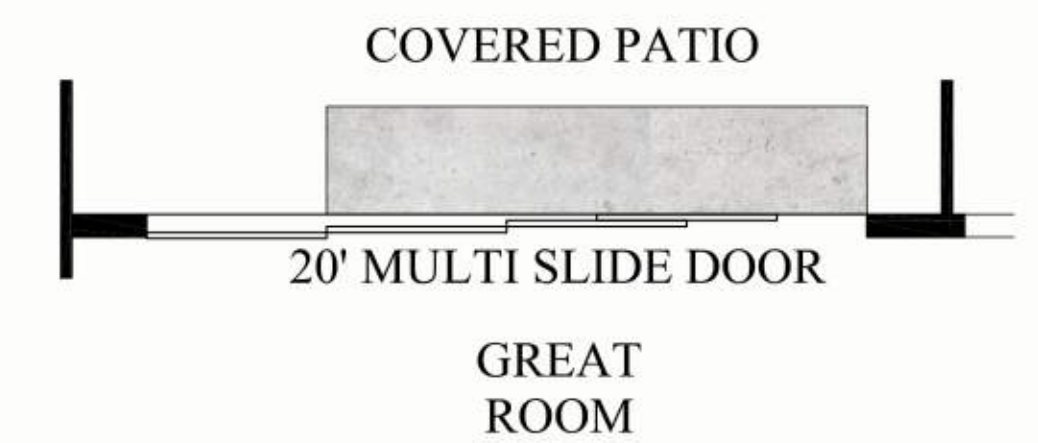


## PLAN FEATURES

- 4,260 LIVABLE SF
- SINGLE STORY
- 4 BEDROOMS
- 3.5 BATHROOMS
- 3-CAR GARAGE
- LARGE GREAT ROOM
- OFFICE



PREP AREA OPTION



20' MULTI-SLIDE OPTION DOOR



# Guest House/Pool House

Guest Elevation A



Guest Elevation C



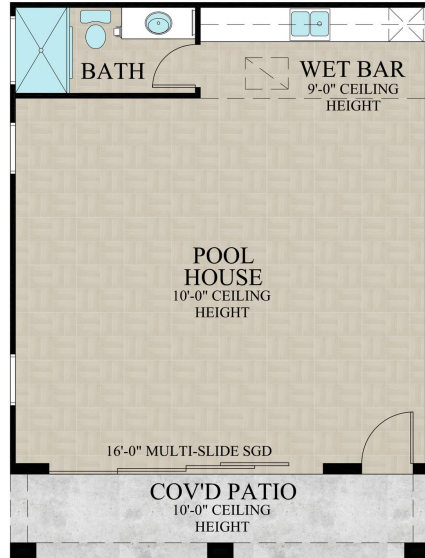
Pool House A



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# Guest House / Pool House

674 SF



Pool House



Guest House

# *For Sales Information:*

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