

# Included Features

---

## Modern Luxury in Southwest Las Vegas

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

- Architecturally complimentary color palettes
- Paver driveways and walkways
- 8' tall Masonite® fiberglass entry door with sidelite
- Kwikset® SmartKey™ Tavaris entry handleset
- Lace and Sand finish stucco with latex paint
- Eagle® flat concrete roof tile
- Oversized Garages and Super Garages (per plan)
- Liftmaster® belt-drive WiFi garage door openers
- 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 only and size may vary)
- Natural gas barbecue stub

## Quality and Energy Efficiency

- Post-tension slab
- Vinyl windows with dual-paned Low-e glass
- Fully finished insulated garages
- 96% efficiency gas furnace
- 15.2 SEER2 air conditioner
- Smart Wi-Fi Thermostats
- Tankless gas water heater with built-in hot water recirculating pump
- Soft water loop (soft water system optional)
- Residential Fire Sprinkler System
- 2-10 Home Buyer Warranty

## Interior Detailing

- 10' and 12' ceilings throughout (per plan)
- 8' tall Masonite® 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 Laundry Cabinet and Sink
- Adult height vanities in all baths
- Quartz counters throughout
- 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, baths, and laundry
- Carpet in game room, bonus room, office, media room, and all bedrooms

## Gourmet Kitchen

- Large kitchen island with pendant lighting
- Aspect Poplar Flat Panel Cabinetry with soft close doors and drawers
- Trash/Recycle Pull-Out in Island
- Pot & Pan Drawers on each side of cooktop
- Quartz 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

- Tiled shower with curbless mud-set pan
- Sumptuous Freestanding Tub
- 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 lights throughout
- Great Room, Bedrooms, Office, Game Room and Bonus Room wired for Ceiling Fans
- Two Floor Outlets in Great Room
- Flat Screen Pre-Wires in Great Room & Primary Bedroom
- Pre-wired for alarm (system optional)
- Exterior lights on photocell and switch

## Customizing Opportunities

- Floor plan variations with added Multi-Gen® Suite, Guest Suite, Prep Kitchen, Garages (per plan)
- Guest House/Pool House (select lots)
- RV Garage (select lots)
- 20' Multi-Slide Door from Great Room to Patio
- Abundant cabinetry and countertop options
- Appliance package variations
- Upgraded plumbing and lighting fixtures
- Electrical and Audio-Visual wiring options
- Flooring, showers and tile backsplashes in many styles and colors

