

Included with this Incredible Home:

Expressive Exteriors:

- Mediterranean-Style Architecture with Aged-Brick Detailing
- Extra-Fine Sand-Finish Stucco for lasting Beauty & Durability
- Exposed Aggregate Driveway & Extensive Patios in Front & Rear Yards
- Old-World Style Insulated Garage Door & Rolling-Code Entry Panel & Opener

Lush Landscapes:

- Front yard features low-maintenance top-of-the-line SynLawn turf & delicate yellow tea rose garden
- The Juliet balcony overlooks the Intimate courtyard featuring English garden-style fragrant foliage including white patent Iceberg Roses, Gardenia, stately Juniper & climbing Jasmine as well as a bird bath fountain & bench
- Backyard features a top-of-the-line hydrotherapy Diamond Coast In-Ground spa, real-wood fire pit, & outdoor dining space set with lush, climbing vines & fountains. Also, a large lawn for entertaining or picnics is complemented by ample evergreen trees & shrubbery. All designed to take full advantage of the Priceless View!

Interior Details:

- Dramatic, open entryway with stately railing throughout
- Oil-Rubbed Bronze door hardware throughout with dual bolts on all exterior doors for added security
- Top-of-the-line Kenroy International entry, pendant, bathroom & dining room chandeliers in Oil-Rubbed Bronze finish to coordinate with hardware
- Oversized Family Room gas-powered fireplace with generous custom cast surround & mantle
- Top-quality Flooring throughout, including marble, plush cut pile & berber with DuPont Tactesse® carpet with upgraded padding & custom Entry & Master Suite Cast Iron-finish tile inlays to complement Kitchen Backsplash
- 6-inch stately baseboards throughout
- Rich, 3-inch door & window casings throughout
- Crown Moulding
- Custom window coverings throughout including 2-inch wood composite fully-retractable blinds for minimal view obstruction, as well as beautiful, classic drapery
- All full bathrooms (including both Master Suites) are appointed with the finest of finishes, including travertine, marble, large soaking tubs, & high-end Kohler fixtures
- Luxury brand ceiling fans and light fixtures in Oil-Rubbed Bronze have been installed throughout the home
- Professional Epoxy flooring treatment completed in the 3-car tandem garage, perfect for (boat) storage
- Spacious covered Viewing Deck off Game Room
- French Exterior Doors throughout (except at Dining)
- Whole-house Water Softener & Conditioner
- Kitchenette & Wet Bar at Game Room, including Stainless Steel GE Monogram® mini-refrigerator & microwave, and granite countertop
- Large-Basin Kohler laundry sink & marble countertop
- Custom designer two-tone Frazee® paint throughout

Interior Details (continued):

- Rich, raised-panel Cherry cabinetry installed throughout, including in laundry room, Game Room wet bar, kitchen & baths, as well as custom built-in Home Office Credenza
- High-end 2-panel 8-foot interior & entry doors
- Top-of-the-Line Beam® Central Vacuum System

21st Century Technology:

- SmartHome® Central wiring system with CAT5/RG-6 wiring throughout for increased efficiency & easy networking capabilities
- Home Office Outlet Package with 2 phone, 2 network, 2 cable, & 1 duplex outlets in Home Office
- Greyfox® Whole-house intercom system & surround-sound wiring, complete with exterior security camera wiring
- Home Theater system wiring
- Pre-wiring for cable, phone, & CAT5/RG-6 in all rooms & everywhere you could want
- Cutting edge Zone-Specific whole-house overhead sprinkler system for your family's safety
- 75-Gallon water heater with recirculating pump
- Added recessed halogen Art lighting in select locations
- Plasma/Flat Panel TV pre-wire & pre-plumb in Game Room
- Exterior Holiday Lighting Package

The Gourmet Kitchen:

- Rich Raised-Panel Cherry cabinetry with Full-Stack option, integrated Wine Rack, Crown Moulding, generous Pantry, & Writing Desk
- Top-Quality Stainless Steel Appliances throughout including double-convection Ovens with State-of-the-Art Advantium® technology, 36-inch cooktop, built-in microwave, & Whisper-Quiet Dishwasher
- Slab Granite Countertops in timeless color & pattern with Bullnose
- Custom Tumbled Marble & specialty tile Cast Iron-finish Backsplash
- Large, chef's preparation island with Stainless Steel sink, faucet, pneumatic disposal trigger, & specialty pendant task lighting overhead

Energy Savings & "Green" Features:

- Home built to 2007 Building Code & EPA EnergyStar® requirements
- Certified by an Independent Energy Inspector, designated as ComfortWise™
- Dual-Pane Low-E Vinyl Frame windows for lower heat absorption, reduced fabric & carpet fade, & lasting Durability
- Radiant Barrier (reflective sub-roof surface treatment) at roofline to reduce heating & cooling transmittal in & from the home (Cocoon® Technology)
- Added Between-Floor insulation package for both energy & sound efficiency
- Dual-zone 13-SEER High-Efficiency Air Conditioning Condensers with respective Digital, Programmable thermostats

See more at www.BestViewInVegas.com

or call Linne for more information at (702) 525-9492