

# INNOVATIVE UPTOWN MODERN DESIGN

## LUXURY LIVING AT ITS FINEST

- Corner Parcel Enjoys Privacy Amid Mature Vegetation with Attractive Designed Block Wall
- Durable Porcelain Tiles Accent Front Pillars & Outside Stucco Walls Surrounding Entry
- Rustic Tumbled Travertine Stone Surrounds Solid Wood Door with Beveled Leaded Glass
- Inviting Entry with High Ceilings Captures Exquisite Wooden Staircase Leading to Upper Loft
- Hand Hewn Medium Oak Floors in Great Room, Entry, Hallways, Formal Dining & Stairway
- Large Windows in Spacious Light & Bright Living Room Bring in Red Rock & Mtn Views
- Oversized Fireplace: Rough Tumbled Travertine Hearth w/Fluted Architectural Trim Accents
- Formal Dining Room Offers Sliders to Large Outdoor Covered Slab & Stone Patio
- Large Walk-in Closet with Wooden Floor Provides Plenty of Additional Storage
- Extra 3/4 Bath: Travertine Floors, Frameless Glass Door Encloses Noche Travertine Shower
- Cherry Vanity with Granite Tiled Counters, Brushed Nickel Fixtures & Roomy Linen Closet
- Hallway Leads to Carpeted Guest Bedroom/Office with Large Wall Closet
- S/S & Black Appliances: 4 Burner Self Cleaning Convection Range/Oven, Microwave, D/W
- Frosted Glass Door Opens into Huge Walk-in Pantry w/Travertine Floors & Pull Out Shelves
- Large Snack Bar Offers Comfortable Eating with 2 Frosted Pendant Lights & Granite Squares
- Granite Squares Highlight Counters with Travertine Back Splash & Granite Accents
- 3 Large Kitchen Windows w/Travertine Ledges Capture Distant Red Rock & Mountain Views
- Cherry Cabinets: Lazy Susans, Lights under Cabinets, Slide Outs in All Base Cabinets
- Rich Look of Brushed Nickel Knobs Adorn Cherry Cabinets
- Large Laundry Rm: Travertine Floors, Cherry Cabinets w/Rack for Clothes + Door to Outside
- Upper Level:** 3 Smoked Faux Glass Lights Accent Stairway to Loft Area
- Wood & Black Wrought Iron Spindle Staircase with Travertine Detailing on Wooden Landings
- Comfortable Carpeted Loft Family Rm Captures Majestic RR & Mtn Views from Lg Window
- Upper Travertine Cat Walk Ledge Provides a Great Place to Display Art/Basketry & Plants
- Fully Carpeted Hallway with Additional Linen Closet for Storage
- Travertine Tub/Shower Combination w/Travertine Floors, Cherry Cabinet & Granite Squares
- Carpeted Guest Bedroom Features Two View Windows & Large Wall Closet
- 12 Ft Window Captures Red Rock & Mountain Views from Carpeted Master Suite w/Skylight
- Frameless Glass Door Encloses Lg Travertine Shower/Separate Kohler Soaking Tub w/Views
- His n' Her Sinks Set into Granite Squares w/Travertine Floors & Large Walk-in Closet System
- Amenities:**
- 2 Car Attached Garage with Epoxy Floor & Vinyl Baseboard for Easy Cleaning
- Recirculating Hot Water + 75 Gallon Hot Water Heater & Water Softener
- Soft Creme Designer Color Throughout Home with Crisp White Moldings
- Crown Moldings Highlight Ceilings in Living Rm, Upper Family Room, Hallway & Bedrooms
- Solid Core White Wood Doors w/Architectural Door Casing on Top & Fluted Trim at Sides
- Kohler Commodes Throughout Baths Feature Comfort Height
- New Plumbing & Electrical with Cat 5 Wiring Throughout
- Entire Ground Floor Constructed w/Block Concrete/Wood Frame Construction on 2<sup>nd</sup> Floor
- Ruud Furnace + 2 A/C Units (One for Upstairs & One for Main Level)

EXTRAORDINARY ATTENTION TO DETAIL

UNSURPASSED AMENITIES □ 395 VAN DEREN