



## Features & Amenities

### Stylish Living & Premier Location

- Two-story paired homes
- 5 minutes to historic downtown Boulder City
- 7 minutes to Lake Mead National Recreation Area
- 20 minutes to Galleria at Sunset and The District at Green Valley Ranch
- 30 minutes to the Harry Reid International Airport
- 30 minutes to the Las Vegas Strip

### Architectural Features

- Open floor plan design
- 9' ceilings on both floors
- Covered front and rear patios on first floor
- Covered spacious deck on second floor with views
- Ensuite bedroom with walk-in closet on first floor
- Walk-in-closets in all bedrooms
- Large walk-in pantries with second refrigerator locations

### Designer Interiors with Luxury Appointments

- Two-panel entry door
- Upgraded fit-and-finish details including 5.25" baseboards and 2.75" door casing
- Luxury Vinyl Plank floors in the entries, foyer, hallways, great room, dining area, kitchen, bathrooms, and laundry rooms
- Dwellings Alpine carpet with 6 lb. carpet pad in all bedrooms, closets, stairs, loft, and primary retreat

### Impressive Kitchens

- Frigidaire stainless steel appliance package: 30" gas range/oven, under cabinet hood, 24" dishwasher, 2.2 cubic foot microwave and trim kit
- Granite slab countertops with square polished edges and 4" backsplashes
- Undermount double-basin stainless steel sink
- Moen Stainless one handle pullout faucet and stainless pot filler

- Frameless Maple Stain Shaker Door cabinetry with 42" upper cabinets with soft close doors/drawers, pulls, and 3" crown molding
- Pendant lights above kitchen island

## Relaxing Baths

- Granite slab countertops with square polished edges and 4" backsplash
- Luxury Vinyl Plank floors
- Walk-in shower with large format 12" x 24" tile shower surround in primary bathroom and tile walls in bathroom #3
- Frameless Maple Stain Shaker Door cabinetry with pulls and soft close doors/drawers
- Undermount sinks with Moen faucets

## Conveniences

- Recessed can lights and rocker panel switches throughout the home
- Pre-plumbed for soft water loop
- Second refrigerator location in pantry
- Ceiling fans prewire locations in great rooms and all bedrooms
- USB equipped outlets in kitchen
- On-Q smart panels with Cat 6 and RG6TV prewire to all bedrooms, great room, loft and primary retreat
- Programmable thermostats
- Natural gas BBQ stub locations at the rear of each home
- Hose bibs at front and rear yard
- Garage door openers with remote
- 240v outlet in garages for electric vehicle charging adaptors

## Construction Highlights

- One ground-mounted high-efficiency (15 SEER rated) air condenser
- Tankless water heater
- High-performance dual-glazed argon-gas filled white vinyl windows
- Concrete driveways, walkways, and porch
- Pavers at rear patio
- HVAC jump ducts in bedrooms for sound mitigation
- Tightly sealed air ducts and building wrap to reduce air infiltration
- Radiant roof barrier

## Landscape Detail

- Thoughtful front yard xeriscape landscaping with feature plantings to be maintained by HOA
- Private backyards

## Home Warranty

- Homeowner orientation within five days of closing escrow
- Contour Homes provides a warranty for workmanship and materials during the first year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the first and second years of ownership. Additionally, Contour purchases a structural warranty at the close of escrow on behalf of the homeowner, which provides for structural coverage of qualified defects for years three through ten of ownership.

## Personalized Options\*

- Appliances including washer, dryer, refrigerator (kitchen and pantry)

*\*Check with sales counselor for applicable cut-off dates on all options*

*Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the developer, at its sole discretion, without notice.*

