



Features & Amenities

Stylish Living & Premier Location

- Two-story townhomes
- Barbecue and picnic area for outdoor gatherings
- Pet-friendly community with two bark parks for small and larger dogs
- Within minutes to everyday retail and services
- 5-10 minutes to Meadows Mall, Downtown Las Vegas, Arts District, Lorenzi Park, Springs Preserve and the upcoming Hylo Park development
- 10 minutes to the Las Vegas Strip
- 20 minutes to the Harry Reid International Airport

Architectural Features

- Open floor plan design
- Four bedrooms maximize efficiency of space
- 9' first floor ceilings and vaulted ceiling in the primary bedroom
- Private backyard with paver patio
- 2-car garages pre-wired for electric charging station
- Walk-in-closets in all bedrooms

Designer Interiors with Luxury Appointments

- Two-panel entry door
- Upgraded fit-and-finish details including 3.50" baseboards and 2.25" door casing
- Sublime Vision flooring by Shaw 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 and, loft, and primary retreat 2" horizontal window coverings

Impressive Kitchens

- Whirlpool stainless steel appliance package: 30" range/oven, 1.7 cubic foot microwave/hood, and 24" dishwasher
- Granite slab countertops with square polished edges and 4" backsplashes
- Undermount double-basin stainless steel sink

- Moen Stainless one handle pullout faucet
- PCS Mission cabinetry with 42" upper cabinets and satin nickel hardware

Relaxing Baths

- Granite slab countertops with square polished edges and 4" backsplash
- Sublime Vision flooring by Shaw
- Walk-in shower in primary bathroom
- PCS Mission cabinetry with satin nickel hardware
- Undermount sinks with Moen faucets

Conveniences

- Recessed can lights and rocker panel switches throughout the home
- Pre-plumbed for soft water loop
- Ceiling fans prewire locations in great rooms and primary bedroom
- Programmable thermostats
- Natural gas barbecue stub locations at the rear of each home
- Garage door openers with remote
- Pre-wired junction boxes in garages for electric vehicle charging adaptors

Construction Highlights

- Homes with ground-mounted high-efficiency (15.5 or 16 SEER rated) air condenser
- Tankless water heater
- High-performance dual-glazed argon-gas filled white vinyl windows
- Concrete paver driveways, walkways, and porch
- Concrete pavers at rear patio
- HVAC jump ducts at primary bedrooms for sound mitigation
- Tightly sealed air ducts and building wrap to reduce air infiltration

Landscape Detail

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

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 stackable washer/dryer and refrigerator
- Cabinetry

**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.

