

INCLUDED FEATURES

Community Highlights

- Lake Front Luxury - exclusive guard gated enclave of Southshore Country Club
- Lush community with established landscape and water features
- Golf cart and walker friendly community for a relaxed but active lifestyle
- Country club memberships available for purchase with access to world class golf and amenities, Lake Las Vegas Sports Club memberships available

Construction

- Geotechnically Engineered Footings for long lasting foundations
- Termite proofing before slab and foundation concrete is poured
- Soil and pad prep verified by 3rd party engineers
- Fully Sheathed Exteriors - no foam board
- 2x6 Exterior Walls
- Engineered Floor and Roof Trusses for durable framing and squeak resistance
- Structurally Engineering Homes - Redundancies for seismic concerns, settling, and expansive soil R38 Insulation Batts in Ceiling
- R19 Insulation Batts in Exterior Walls
- Interior Insulation at Owners Suite and Wet Areas
- Kettle asphalt waterproofing (hot mop) in all showers
- Low - E Mojave Beige Windows and Compound Sliders (U Factor 0.31 and Solar Heat Gain 0.25) Insulated Garage Doors with MyQ Compatible WiFi openers
- High Efficiency Multi Zone HVAC systems by Lenox
- Professionally Engineered Plumbing and Electrical for maximum efficiency
- Professionally Engineered Heating, Cooling and Ventilation Systems (multi zoned)
- Active fire suppression (whole house sprinklers)
- 10' Ceiling Heights on first and second level

Enhancements

- Professionally landscaped front yards
- Professionally designed architectural exteriors with Santa Barbara and European flair Stacked Stone Accents
- Light Dash Tri Coat Stucco
- Paver driveways, walkways, under all covered patios and exit doors
- Double framed inset windows with pop outs
- Architectural Coach Lights
- Fully fenced rear yards with gate returns

Plumbing/Electrical

- Electric car charger in garage
- 4-can LED lights with ceiling fan prewire in all bedrooms and loft Pendant prewire in kitchen
- Water Softener loop pre-plumb
- Laundry Sinks
- Gas line sub for outdoor BBQ
- Ceiling fan prewire in all covered areas
- Dual Flush Toilets - prewired for bidet in all locations Undermount porcelain sinks in all bathrooms
- Tankless Water Heaters

Interiors

- 24"x24" tile in all common areas, wet areas and master suite Dreamweaver carpet in all secondary bedrooms
- 12"x24" polished tile in all showers
- Tile set showers in master and ensuites
- 3/8" Heavy Glass Shower Enclosures
- Solid wood cabinetry with soft close doors and drawers Quartz/Quartzite/Granite Countertops
- Undermount stainless steel sink in kitchen
- Level 3 smooth or light orange peel drywall texture
- Two Panel interior doors
- 5" modern baseboards and 2 1/4" casings
- Freestanding tubs in owners suite
- Custom Stair Rails in a variety of stains - no pony walls

Appliances

- 48" Forno 8 Burner Range
- 48" Range Hood
- 24" Front Load (Gas Line and Electrical)
- 24" Top Control Stainless Steel Dishwasher
- Custom cabinet packages

Available Options

- Designer Lighting
- Designer plumbing fixtures
- Designer curated custom flooring packages
- Designer curated custom shower tile packages
- Designer curated countertop/custom stone packages
- Sawtooth staircases with solid wood treads
- Custom rear yard landscape packages - pre approved by HOA Design Review Board Pot filler
- Epoxy Garage Flooring
- Water softner/RO
- Tray Ceilings in Master Suite and
- Reverse Tray Ceilings in Kitchen
- Custom closet packages
- Appliance package upgrades
- Solid wood interior doors in a variety of styles
- Wet and Dry Bars
- Floating shelves
- Custom Shades - automatic and manual
- Custom back lit LED mirrors
- Cast iron freestanding tubs
- Additional 220V in garage
- 5.1 Surround Sound Prewire

