

## Community Highlights

- Lake Front Luxury - exclusive guard gated enclave of Southshore at Lake Las Vegas
- Lush community with established landscape and water features
- Golf cart and walker friendly community for a relaxed but active lifestyle

## Interiors

- Flooring: 24" x 24" tile or high quality LVP all areas
- 24" x 48" polished tile in all owners' suite showers
- 12" x 24" polished tile in all secondary showers
- 3/8" heavy glass enclosures in all showers
- Solid wood cabinetry with soft close doors and drawers
- Custom Quartz/Quartzite/Granite Countertops
- Undermount stainless steel sink in kitchen
- Level 4 smooth Santa Fe drywall texture
- Single Panel solid interior doors
- 7" modern baseboards and 2 1/4" casings
- Freestanding tubs in owner's suite
- Custom Sawtooth Stair Rails in a variety of stains and styles

## Appliances

- \$37,500 Appliance Allowance \*subject to builder timeline cut offs and lead times

## Plumbing/Electrical

- Two tankless water heaters with recirculation pumps
- 5.1 Surround Sound in Great Room
- Ambient sound in kitchen and covered areas outside
- Camera Prewire in 4 locations
- 4 LED can lights and ceiling fan (prewire) in all bedrooms
- Dual function LED lights in common areas and owner's suite
- Prewired for smart home functionality

## Enhancements

- Professionally landscaped front yards
- Professionally designed architectural exteriors with Santa Barbara and European flair Stacked Stone Accents
- Sand Texture 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
- Fire kilned clay tile roofs

## 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 open cell Insulation to the attic ridges
- R21 loose cellulose insulation in Exterior Walls
- Interior Insulation for sound deadening (in select areas)
- Low - E Bronze 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
- 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 (12' on main level or in living areas of select models)

