



## Features & Amenities

### Stylish Living

- Single-story living
- A short distance to Water Street District
- 10 minutes to Galleria at Sunset and The District at Green Valley Ranch
- 15 minutes to Lake Mead National Recreation Area
- 20 minutes to the Las Vegas Strip

### Residences

- 9' ceiling on main floor
- 8' ceiling on second floor (bed/loft area of 3,480 plan)
- Separate laundry room
- 2- or 3-car side-by-side garage (per plan) pre-wired for electric charging station

### Designer Interiors with Luxury Appointments

- 8' double-door at entry with five Axis glass inserts for Plan 3480 and Plan 3848
- 6' 8" hollow-core smooth two-panel square top white interior doors
- Upgraded white fit-and-finish detail including 5.25" baseboard with 2.25" door casing
- 12" x 24" tile floors with anti-fracture in entry, foyer, hallway, office (Plan 2405), great room, dining room, kitchen, bathrooms and laundry room
- Dwellings Alpine carpet with 6 lb. carpet pad in all bedrooms, closets and stairwell (per plan)
- PCS – Maple Stain Shaker Door cabinetry with 42" uppers and 3" crown

### Impressive Kitchens

- Frigidaire Gallery Stainless Steel appliance package: 36" gas cooktop with five sealed burners, double wall electric oven, 36" or 42" wall or island hood (per plan), built-in 2.2 cu. ft. microwave and 24" built-in dishwasher
- Arizona Tile Della Terra Quartz slab countertop with 2 1/4" square mitered edge and 6" backsplash in multiple color choices (cut-off dates apply)
- Sterling undermount double-basin stainless steel sink
- Moen Sleek Stainless one handle pull-down faucet
- PCS – Maple Stain Shaker Door cabinetry with 42" uppers and 3" crown
- Pendant light pre-wire above kitchen island

## Relaxing Baths

- Arizona Tile Della Terra Quartz slab countertops with 1.5" square polished edge countertops and 6" backsplash
- 12" x 24" tile floors with anti-fracture
- Walk-in shower with 12" x 24" tile shower surround in primary bathroom
- Free-standing tub in primary bathroom (3848 plan only)
- PCS - Maple Stain Shaker Door cabinetry
- Amerisink undermount sinks with Moen chrome faucets

## Conveniences

- Recessed can lights and rocker switches throughout the home, in bedrooms, and in closets
- Pre-plumbed for soft water loop
- Ceiling fan prewire in great room and all bedrooms
- USB equipped outlets in kitchen and primary bedroom
- Receptacles with LED night lights in traffic areas
- Cat5 to kitchen phone
- TV coax prewire for wall mount to all bedrooms and great room
- Honeywell Programmable Pro 4000 thermostat or equivalent
- BBQ stub at rear of home
- Garage door opener(s) with remote
- Pre-wired junction box in garage for wireless vehicle charging adaptor
- Most bedrooms include walk-in closets

## Construction Highlights

- Two ground-mounted high-efficiency (14 SEER rated) air condensers by Bryant
- High-performance dual-glazed argon-gas filled white vinyl windows
- Concrete paver driveway, walkways and patio area
- HVAC jump ducts in 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

## Home Warranty

- Homeowner orientation within five days of closing escrow
- Paragon Life Builders 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, Paragon Life Builders purchases a structural warranty through Professional Warranty Service Corporation (PWSC) at the close of escrow

on behalf of the homeowner, which provide for structural coverage of qualified defects for years three through 10 of ownership.

### Personalized Options

- Patio options per plan
- Cabinets
- Pendant lights above kitchen island
- Kitchen and bathroom countertops
- Appliances including washer, dryer and refrigerator options
- Flooring
- Carpet pad upgrades
- 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.*

