



PARAGON  
BLACKRIDGE  
CUSTOMS  
*— by Paragon Life Builders*

## 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 Harry Reid International Airport
- 20 minutes to the Las Vegas Strip

### Residences

- 9' ceiling heights
- Separate laundry room
- 3-car side-by-side garage pre-wired for electric charging station

### Designer Interiors with Luxury Appointments

- 8' double-door at entry with five Axis glass inserts
- 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, great room, kitchen, bathrooms and laundry room
- Dwellings Alpine carpet with 6 lb. carpet pad in the office, all bedrooms, and closets
- PCS – Maple Stain Shaker Door cabinetry with 42" uppers and 3" crown which includes hardware pulls and soft close doors and drawers throughout
- Simplifire 60" Allusion Platinum electric linear fireplace in the great room
- Wet bar in the great room with quartz countertops, sink and GE 19" beverage center with glass door (4.1 cu. ft. capacity)

### Impressive Kitchens

- Frigidaire Stainless Steel appliance package: 36" gas cooktop with five sealed burners, double wall electric oven, 36" island hood, 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, a 3” crown, trash pullout, and pot and pan drawers on either side of the range
- Super-pantry pre-plumbed for secondary refrigerator
- Pendant lights above kitchen island and at wet bar

### 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
- MAXX Sax free-standing tub in primary bathroom
- 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 nightlights in traffic areas
- 400-amp electrical panel
- 30” structured wiring panel
- Cat 6 and RG6TV prewire for wall mount to all bedrooms and great room
- Programmable thermostats
- BBQ stub at rear of home
- Garage door openers with remotes at both garage bays
- Bedrooms with walk-in closets

### Construction Highlights

- Two ground-mounted high-efficiency (14 SEER rated) air condensers by Bryant
- Rheem tankless gas water heater with built-in recirculation (or substitute)
- High-performance dual-glazed argon-gas filled 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
- R-13 fiberglass batts (2x4 walls) and R-19 (2x6 walls)
- R-38 fiberglass attic batts with R-38 blown fiberglass over living area

### 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

- Cabinets (subject to cut-off dates)
- Kitchen and bathroom countertops
- Appliances including kitchen, 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.*

