

# VITA BELLA

LAKE LAS VEGAS

## Amenities and Features

### Stylish Living

- Lake Las Vegas Master Plan
- Upscale townhome residences
- Resort-inspired swimming pool with cabanas and lake views
- Adjacent to The Westin Resort and Reflection Bay Golf Course
- Membership in the Sports Club included (\$10,000 value; monthly fees apply)

### Residences

- Modern open-style floorplans
- 9 foot ceilings heights in main living areas and upper floor
- Private patios or balcony (per plan)
- Custom sheen two-tone paint throughout the home in Requisite Grey
- Separate laundry room

### Designer Custom Interiors with Luxury Appointments

- Stained wood spindle and brushed aluminum flat bar stair rail
- Two-panel white interior doors
- Upgraded white fit-and-finish detail including 6" base molding
- Luxury engineered wood floors in the entry, kitchen, living and dining areas
- Luxurious Broadloom carpet with 7/16" 6 pound carpet pad in bedrooms
- Porcelain tile floors in the laundry room and bathrooms
- Homecrest Arbor Shaker cabinetry in Willow Grey
- Stylish-modern chrome hardware throughout

### Impressive Kitchens

- Luxury stainless steel KitchenAid appliance package: (1) 36" 5-burner gas cooktop with under cabinet hood, (2) 30" combination wall mount convection oven and 900 watt convection microwave, (3) 46 decibel fingerprint resistant built-in dishwasher
- Custom bullnose edge One Quartz solid surface countertop with 6" backsplash
- Moen 18 gauge double bowl stainless steel under mount sink
- Moen Align Spring pull-down style faucet
- Homecrest Arbor Shaker cabinetry with modern chrome hardware

## **Relaxing Baths**

- Piedrafina Carrara marble countertops with flat polish edge and 6" back splash
- 12"x 24" porcelain tile floors
- Frameless walk-in shower in master bath with floor to ceiling porcelain tile finish
- Homecrest Arbor Shaker cabinetry with modern chrome hardware

## **Conveniences**

- Programmable Nest Learning Thermostats for energy savings
- Nest Hello doorbell
- Recessed can lights and rocker switches throughout the home
- USB equipped outlets in kitchen and master bedroom

## **Construction Highlights**

- Double-wall fire-rated wall construction with 4-inch air gap between homes and two ½ inch gypsum boards for sound attenuation
- 2 x 6-inch exterior wall construction (R-23 rated)
- Ground-mounted high-efficiency (14 SEER rated) air conditioning by York
- High-performance low-E vinyl windows
- 50 gallon gas water heater
- Tightly-sealed air ducts and building wrap to reduce air infiltration
- Double attic insulation with spray foam and blown-in for near R-50 batt rating

## **Landscape Detail**

- Thoughtful and lush desert scape maintained by HOA for a hassle-free lifestyle

## **Home Warranty**

- Home owner orientation within five days of settlement
- Final orientation before settlement
- 2-10 Home Buyer's Warranty provided by Edward Homes: One year workmanship (builder), two year systems (3<sup>rd</sup> party: electrical, supply piping, waste piping, ductwork, etc.) and 10 year structural (3<sup>rd</sup> party)

## **Personalized Options**

- Cabinets: Homecrest Arbor Shaker in Alpine White
- Kitchen Countertops: Dal-Tile Bianco Antico Granite
- Interior Paint Color
- Whirlpool Washer/Dryer and KitchenAid Refrigerator
- Carpet pad upgrade

- Engineered wood flooring in bedrooms
- Ask Sales Consultant for details on options available

*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.*

