



Amenities List

Boulder City, Nevada

Amenities Highlights

Lake View Lot

3,273 Sq Ft Home

12,000 Sq Ft Lot

3 Bedrooms Each with Its Own Bathroom

2 Full Baths & 2 3/4 Baths

Exterior Entrance to Downstairs Office

Garaging for 2 Cars, with Direct Pantry Access & Dumbwaiter

Grand Pool with Beach Entry

Synergy

Sotheby's
INTERNATIONAL REALTY

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Kitchen

30" deep Amana 24.7 c.ft refrigerator/freezer installed flush with 23" deep lower cabinets.

Ge 'Monogram' induction cook top with 4 heating areas and downdraft vent

Kenmore dishwasher

Thermador self-cleaning oven venting outdoors

Thermador 'Char Glo' indoor gas BBQ with Vent-A-Hood Automatic ventilator hood

Fluorescent lighting

Corian countertops, back and side splashes as well as back splashes

Living Room

Gas and wood burning fireplace with under-hearth fluorescent accent lighting

Wet bar with built-in refrigerator, bar sink and counter top in cultured one-piece marble

Completely recessed (with access from behind) 52" widescreen Mitsubishi TV, with DirecTV satellite dish including receiver, and a Sony audio/video receiver with surround sound system.

"Ford Sunglass" energy saving dual window panes

Wall between living room and patio framed to allow passage / opening if desired

Built-in hidden loudspeakers to provide surround sound

Powder Room

Lavatory counter top in cultured one-piece marble and soffit above with fluorescent lighting

Master Suite

Gas and wood burning fireplace with under-hearth fluorescent accent lighting

built-in backboard cabinet and bed frame with under beds fluorescent accent lighting

4x4 skylight

Master Bathroom

His and her lavatory with counter in cultured one-piece marble with under counter fluorescent accent lighting and soffit above with fluorescent lighting.

Separate stall shower 3'4" x 3'10"

Laundry chute to laundry room on lower floor

Built-in refrigerator

Separate enclosed water closet

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Main Floor Guest Bedroom

Built-in backboard
closet with automatic light switch

Main Floor Guest Bathroom

Lavatory with counter top in cultured one-piece marble with under counter fluorescent accent lighting and soffit above with fluorescent lighting

Lower Floor Guest Bedroom

Reach in Closet

Lower Floor Guest Bathroom

Lavatory with counter top in cultured one-piece marble with under counter fluorescent accent lighting and soffit above with fluorescent lighting

Laundry Room

Built-in cabinet with ironing board and drawers
Kenmore front-load washer

Attached Garage

Boat / RV Storage 14' x 32' x 12' high, Gate: 9'-9" x 10'-10"

2 Car Garage

21' x 22'
Spiral Staircase that leads directly to pantry
Dumbwaiter directly to pantry

Security

All windows and exterior doors are pre-wired for the installation of an alarm system



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Outdoor living

Huge pool & deck with heater

18,000 gallon free form swimming pool

6'4" x 7'5" "Hot Springs" spa

Pool finish in Pebble Tech with beach entry

Outdoor natural gas BBQ with 21" by 25" grill.

Unobstructed views from almost every room

Energy Saving Information

All windows are dual pane

There are 2 water heaters: One 50 gallon and one 40 gallon each with a Grundfos hot water circulating pump to provide instant hot water at all faucets. These pumps are on a timer to allow shut-off during night time.

All Exterior walls are 2" x 6" with blown-in insulation

Air Conditioning

There are two Air Conditioning zones: a 4 ton Carrier heat pump unit provides cooling and heating for the upper floor and a 5 ton Carrier unit for the lower floor.

The guest room on the main floor and the studio on the lower floor each have a separate Fujitsu Heat & Cool unit.

Electrical System

Total 400 Amps with one breaker panel for each floor. Lots of electrical outlets throughout the house, garage, boat/RV storage and workshop. In kitchen and studio are also 220 volt outlets.