



Amenities List

10 Sardana | Lake Las Vegas

AMENITIES HIGHLIGHTS

4,753 Square Feet

Custom Sun West Built Home

15,340 Square Foot Lot

.35 of an Acre

Minimum 10' ceilings with many areas two story volume

4 Bedroom

3 and 1/2 Bathroom

Main level entertainment area

Main level Office

Upper level Library

Master Bedroom Main level

Gourmet Kitchen with Island and Exquisite Granite Counters

Astounding Views of the Private SouthShore Golf Course and small lake

In ground Pebble Tec Pool and Spa

Three Car Garage

Four separate Carrier "silent" HVAC units



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ROOM BY ROOM HIGHLIGHTS

Entry

Two Stories of Volume

12 Light Chandelier

18" Tile Floor

Kitchen

Roomy dining area looking over pool deck

Granite Counters

18" tile floor

Custom hickory cabinets

Dishwasher by Kitchen-aid

Electronic cooktop and stove by Kitchen-aid

Refrigerator, freezer side by side by Kitchen aid

Island with granite counters

Custom bar with seating

Built in desk

Large Pantry

Exceptional shelf space

Dining Room

Sculpted carpet inlay

Two stories of volume

Indirect lighting

12 light chanelier

www.CallGene.com

702.497.0300

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Great Room

Sculpted carpet inlay

Gas fireplace with rock mantle flanked by built in bookcases

Two Stories of Volume

Wall of glass overlooking the South Shore Golf Course and small lake

Powered Shades

5.1 surround sound

Dual french doors to back yard

Dual ceiling fans

Main Level Guest Suite

Sculpted Carpet Flooring

Private patio and entrance

Ceiling fan

Bay windows

Main Level Guest Suite Full Bath

18" tile floors

Solid surface Counter

Tub and shower combination

Office

South Shore golf course view

Sliders to backyard and pool deck

Ceiling fan

Integrated audio

Multiple cable and phone jacks

Built in shelves and cabinets

Coved ceiling

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Main level Master

Ceiling fan
Access to backyard and pool deck
Coved ceiling
Integrated Audio
Sitting area

Main level Master Bath

Two way gas fireplace
Deep soaking jacuzzi tub
Stained glass window
Huge tiled shower encased in Glass
Custom organizer walk in closet
Water closet by Kohler
Dual under mounted sinks
Granite counters

Powder

Granite counter
Kohler Toilet

Laundry Room

Solid surface counter
Deep soaking sink
Cabinets



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Three Car Garage

- Access to home and backyard
- Whole house water filtration and water softener
- Whole house water shut off valve

Suspended Staircase and Bridge

- Unique custom design
- Wood Railings
- View through the "Wall of Glass" of the South Shore golf course, small lake and Lake Las Vegas

Upper level Library & Television Room

- Built in Bookcases
- Carpet flooring
- French doors to balcony
- Integrated audio
- Ceiling fan

Upper level Bedroom

- Carpet
- Walk in Closet with custom organizer
- Linen Closet
- Ceiling fan



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Bathroom

Full Bath

Tub and shower combination

Dual Sink

Large mirrors

Upper level Bedroom

Carpet flooring

Doors to large balcony

Reach in Closet with custom organizer

Ceiling fan

Balcony

Runs the entire length of the upper floor

Provides exceptional views

Outdoor Living

Cool deck

Free form pool and spa built by Prestige

Integrated Audio

Mature Desert Landscaping