



## Amenities List

10 Via Modena | SouthShore, Siena

### OVERVIEW

When you drive up to the guard gated entrances of South Shore in Lake Las Vegas you know you are somewhere special. A private lake to your left and immaculate golf course on the right with cascading water and meandering walking paths invite you home. Then you turn into the secondary gates of Siena community and follow the meandering street to your estate.

A home of distinction. The expansive courtyard draws you into a 2 story entryway that looks out over the pool and spacious backyard. The large great room invites you to relax and let the day melt away as you sit by the custom granite surround fireplace. The top of the line appliances (all GE Monogram series) allow you to cook up a 3 course delight or a simple bowl of cereal with ease and comfort. 10 Via Modena was built with entertaining in mind the large wet bar, which is adjacent to the kitchen, allows you to sit up to 8 people.

The centrally located Dining room has windows on 2 sides looking out over the private South Shore golf course. The backyard features an outdoor kitchen, a fire pit, pool and spa that beckons you to relax.

The great floor plan continues upstairs with the loft that's waiting for either a pool table or some comfy chairs to read some great books in. The master suite, and it can only be called a suite, has it's own sitting area, where you can sip a beverage from the built in refrigerator in the wet bar or perhaps watch a movie in a lounge the open space allows you to design how you want to live. The large Master Bedroom (over 300 sq ft) features a wall of glass that opens to your private balcony. A bathroom that rivals any spa with a jacuzzi tub, glass shower with multiple heads and large finished closet this home makes you feel like you've arrived.

[www.CallGene.com](http://www.CallGene.com)

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Gene Northup

Dyson & Dyson | Sotheby's  
INTERNATIONAL REALTY

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### AMENITIES HIGHLIGHTS

- Two story home
- 4 bedroom, 2 downstairs 2 upstairs
- Immense courtyard with locked gate entrance
- Backyard with fire pit, pool & spa
- Pool bath with access from the backyard

#### *Kitchen*

Professional Grade GE Monogram Stainless Steel Appliances

6 Burner Stove with Center Griddle

Stainless Steel Under Mounted Sink

Castled cabinets with raised panel and glazing

Sliding glass door access to covered patio

Full Granite Countertops

Bar seating for 3

18" Travertine Floors

#### *Great Room*

5.1 Surround sound wired

Large fireplace with "etched" granite fascia

18" Travertine Floors

Sliding Glass doors to covered patio

#### *Dining Room*

Windows on 2 walls

View of the pool

Hardwood Flooring

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### *Downstairs Back Bedroom*

Wired for TV  
Reach in Closet

### *Downstairs Back Bathroom*

Access to Backyard  
Tiled Shower  
Water closet

### *Downstairs Suite*

Courtyard Entrance  
En-Suite Bath with tile shower  
Wired for TV & Intercom

### *Master Bedroom Sitting Room*

Golf Course view  
Wet bar with Refrigerator

### *Master Suite*

Large Balcony with views of South Shore golf course and water hazard  
Wired for TV with 5.1 Surround Sound

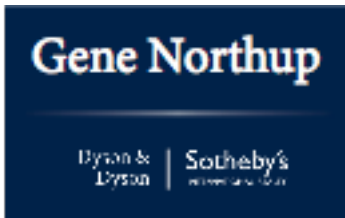
### *Master Bathroom*

Dual Sinks  
Vanity  
Large Jacuzzi Bathtub  
Large Shower with 4 heads & 1 spray wand.

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### *Master Closet*

Fully custom built-out closet by Crowne Closets

Access to Attic

### *Upstairs Suite*

Wired for TV and intercom

Walk in Closet

En suite bath with shower/tub combo and water closet

### *Backyard*

Pool with attached spa

Covered Patio

Firepit