



## Amenities List

34 Cerchio Basso | North Shore, Lake Las Vegas

### *Amenities Highlights*

- Great View Location of Reflection Bay Golf Course, Ritz Carlton & Montelago Village
- 2,384 Sq Ft Two Story Home
- 4,356Sq Ft Golf View Lot
- 3 Bedrooms
- 3 & ½ Bathrooms
- Central Vacuum System
- Separate Den / Study / Office
- Garaging for 2 cars, fully finished
- Grand Backyard Terrace
- State-of-the-art kitchen

### **Entrance**

Grand Circler Staircase  
In Floor Tile Medallion

### **Kitchen**

Beautiful slab granite counters with full height granite backsplashes  
Professional-grade stainless steel appliances  
Large Center Island  
Custom quality stainless steel hood with 5 burner cook tops  
Gorgeous wood cabinetry  
Built-in Wine Cooler  
Travertine flooring

### **Living Room**

Full 5.1 Surround Sound  
Magnificent glass windows with views of Golf, Ritz Carlton & Montelago Village  
Large fireplace clad in stone  
Adjacent powder room  
Travertine flooring



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### **Master Suite**

Grand style with custom shutters  
Ceiling fan  
Patio Door to Grand Terrace

### **Master Bathroom**

Full Tile flooring  
Slab counters  
Deep soaking jetted tub  
Walk-in shower  
Dual Sinks  
Walk-in closets with full system

### **Den / Study**

Walnut Flooring  
Chandler

### **Two Additional Bedrooms Suits**

Situated on 2nd level, One with Private Balcony  
Each with baths finished in stone & granite slabs  
Walk-in Closet  
Ceiling Fans

### **Attached Garage**

Room for two large cars  
Completely finished  
Direct entrance to home  
Automatic garage door opener with vacation lock and (2) transmitters

### **Outdoor Living**

Large Terrace with Grand Views  
Water Feature



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### **Security Features**

- Complete security system and monitoring through POA
- Residential fire sprinkler system
- Fully covered and lighted entries / patios
- Illuminated driveways and walkways
- Dead bolt locks on all exterior swing doors
- Roaming security and POAs to ensure neighborhood quality and safety

### **Energy Saving Features**

- Low-E insulated dual-pane vinyl clad windows and french doors.
- Large gas hot water heater
- Dual-zone and thermostatically controlled interior cooling and heating HVAC system
- Superior insulation, including ceilings and exteriors
- Weather stripping on all exterior doors and windows
- Pilot less ignition on all gas cooking appliances
- Water-conserving plumbing fixtures throughout