



Amenities List

7 Via Ravenna | SouthShore, Lake Las Vegas

Amenities Highlights

- 4,397 Sq Ft home
- 15,246 Sq Ft large lot
- 5 Bedroom Suites, each with it's own bathroom
- 5 Bath, 1 half baths 6 total bathrooms
- 2 Separate Guest Casitas (included in bedroom count)
- Garaging for 3 cars, fully finished
- Large pie shaped lot
- Grand courtyard with fireplace
- Grand Pool with 3 water features
- Outstanding elevated spa
- 100% smart home wired
- State-of-the-art kitchen
- 4 zones of HVAC
- Solid core inter doors with custom hardware
- Pella doors & windows



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Kitchen

Gorgeous custom wood cabinetry including gliding shelves

Beautiful slab granite counters with backsplashes

Dual kitchen sink

Butler's pantry

Professional-grade stainless steel appliances

GE Monogram refrigerator / freezer with ice & water in the door

Custom art-quality stainless steel hood

GE Monogram Stove with dual ovens

GE Monogram built-in convection microwave oven

GE Monogram dishwasher

Polished marble flooring

Family Room

Dual Sliding Pella doors that open to rear courtyard

Full 5.1 surround sound with in ceiling speakers with full control

Full Smart home wiring

Ceiling fans

Polished marble flooring



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Formal Living Room

Formal fireplace

Magnificent dual Pella French doors open to rear courtyard

Grand ceiling detail

Adjacent powder room

Formal Dining Room

Bulter's Panty

Under counter wine captain

Indirect lighting

Master Suite

Pella sliding doors balcony with golf views

Full smart home wiring

Pella sliding doors to large covered bridge to guest casita

Master Bathroom

Polished marble floors

Slab counter tops

Deep soaking hand tiled tub

Steam shower with dual spray heads

Vanity & dual sinks

Roomy closet with full custom closet system

Toilet and bidet



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Four Additional Bedroom Suites

Each with baths finished in stone & granite slabs

Complete closet systems

One with large balcony

Mirrored closet doors

Full audio in-ceiling speakers

Ceiling fans

Two Casitas

Separate entrance

One with bridge access

Bath finished in stone & granite slabs

Laundry Room

Slab granite counters

Custom cabinets

Large washer & dryer

Laundry sink



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Attached Garage

Air condition

Room for three large cars

Whole home water cutoff

Hot & cold soften water for detailing autos

Completely finished

Door to side yard

Direct entrance to home

Automatic garage door opener with vacation lock and (3) transmitters

Outdoor Living

Large courtyard with fireplace

Grand Pool with water features system

Covered patio area

Built-in stainless grill with granite counter top



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Security Features

Complete security system

Monitored residential fire sprinkler system

Wired for 3 private security cameras front & rear of home

Fully covered and lighted entries / patios

Illuminated driveways and walkways

Dead bolt locks on all exterior swing doors

Monitored smoke detectors with battery back up throughout

Roaming security and POAs to ensure neighborhood quality and safety

Energy Saving Features

Programmable recirculation hot water delivery system

Anderson Low-E insulated dual-pane vinyl clad full wood window and sliding glass doors.

Low energy gas hot water heater

Four-zone and thermostatically controlled interior cooling and heating HVAC system

Superior insulation, including R-40 ceilings and R-19 exteriors

Weather stripping on all exterior doors and windows

Pilot less ignition on all gas cooking appliances

Water-conserving plumbing fixtures throughout

2" x 6" exterior & interior insulated construction