



888-467-8583

Alder

at Mesa Amado - Terraza

\$312,880

Payments starting from \$1,600/month

2,467 sq. ft. Single Family Home home
3 bedrooms | 2 baths

Features

Top Feature

- ✓ Den or optional bedroom four

Kitchen

- ✓ Whirlpool® microwave in black or white
- ✓ Granite countertops with 6" backsplash
- ✓ Whirlpool® freestanding gas oven in black or white
- ✓ 1/3-hp InSinkErator® disposal
- ✓ Pre-plumb for ice maker
- ✓ Recessed can lighting
- ✓ Birch Merillat® cabinets with square recessed panels and concealed hinges
- ✓ Stainless steel under-mount sink
- ✓ Whirlpool® dishwasher in black or white
- ✓ Moen® chrome faucet
- ✓ Pre-plumb for reverse osmosis

Bathrooms

- ✓ Birch Merillat® cabinets with square recessed panels
- ✓ Dual bowl vanities in master bath
- ✓ Moen® polished chrome plumbing fixtures and accessories
- ✓ Decorative lighting by Sea Gull Lighting®
- ✓ Cultured marble bath vanity tops
- ✓ Separate shower and tub at master bathroom
- ✓ 42" vanity mirror
- ✓ Pedestal sink in powder room

Interior

- ✓ Great room
- ✓ Ceramic tile flooring in entry, kitchen, bathrooms, laundry room and dining nook
- ✓ Rocker panel light switches
- ✓ Schlage® chrome interior door hardware
- ✓ Skip trowel finish
- ✓ High quality Mohawk® carpeting
- ✓ Recessed can lights throughout
- ✓ 4-panel interior doors
- ✓ Paint by Sherwin-Williams®
- ✓ Rounded interior corners

- ✔ 9' ceiling heights, first and second floor

- ✔ Den or optional bedroom four

Exterior

- ✔ 2-stories
- ✔ Custom exterior color packages
- ✔ Monier® LifeTile roof
- ✔ Double Clopay® garage door
- ✔ Exterior coach lighting
- ✔ Schlage® chrome exterior door hardware
- ✔ Block enclosed rear yard with wrought iron gate
- ✔ Hose bibbs
- ✔ Optional courtyard
- ✔ Paver-laid driveways, walkways and courtyards

- ✔ Professionally designed architecture
- ✔ Front yard landscaping
- ✔ Attached 2-car garages
- ✔ Front entry light
- ✔ Therma-Tru® front door
- ✔ Low-maintenance wrapped and stuccoed eaves
- ✔ Waterproof exterior outlets
- ✔ Back-lit address plate
- ✔ Covered loggia

Electrical & Plumbing

- ✔ Telephone (CAT-5) outlets in master bedroom and kitchen

- ✔ Cable (RG6) outlets in master bedroom and great room/living room

Neighborhood Features

- ✔ Summerlin Masterplan
- ✔ Resident-Exclusive Pool and Park, Shared by Amado Neighborhood
- ✔ Variety of Nearby Public and Private Schools
- ✔ 14 Miles from McCarran International Airport

- ✔ Advanced Building Techniques for Greater Energy Efficiency
- ✔ Clark County School District
- ✔ Near University of Nevada, Las Vegas and the College of Southern Nevada
- ✔ West of Hualapai between Russell & Tropicana in Mesa Village