

Features & Upgrades – 11438 Van Brook St– Las Vegas, NV 89183

Magnificent 2 Story 2,782 Sq Ft Home, -Located on a 4,792 sq ft interior lot, with a landscaped , fenced & gated "Pool Sized" backyard—Gated Community with Pool & Park- Built by DR Horton® —No home directly behind

5 Bedrooms, one is downstairs, Upstairs loft, 3 Baths, Chef's Kitchen, Dining Area/Eating Nook & Great Room

Upon entry coat closet and separate door to garage

Open floor plan w/Tall ceilings, Coat Closet, large Under stair storage closet, Ceiling fans & recessed lighting

Great room has slider door to backyard that has an extended, covered Alumawood patio, Both side yards have gates

Fabulous tile flooring downstairs, plush carpeting in all bedrooms & loft w/closet that has shelving

Custom painted neutral tone interiors, 3 1/2" baseboards & 9' ceilings, Spacious Loft/Bonus Room

Stainless Appliances-***All Included in Sale**—Brushed nickel hardware throughout

Kitchen is enhanced with w/soft close Espresso Cabinetry, dove-tailed drawers , polished edge Granite counters w/ large Island w/Stainless undermount sink, Stainless appliances, Gas stove , Refrigerator, Dishwasher, Pantry & Eating/Dining area

Primary Suite is very large w/arched entry, has lots of windows and space for a sitting area or built-ins

Primary Bath has a separate shower and separate large soaking tub, above tub picture window, Private W/C, huge walk-in organizer closet, adult height granite vanity, w/dual sinks & mirrored medicine cabinet

Secondary Bedrooms has accessible hall full bath, one piece granite vanity, dual sinks & Fiberglass Tub/shower combo, medicine cabinets and near a hall linen closet, One bedroom is downstairs and uses a 3/4 Hall Bath

Laundry room, 2nd floor w/Frigidaire front load Washer & Dryer incl, shelving, granite cntr, Laundry sink, lower cabinetry

Sun Blocking Pull down shades, Ceiling fans w/light kits , 2 Multiple Programmable Zoned thermostats, 2 air conditioning units, Wireless Alarm System, TV Hookups, Great room wired for 5/1 speakers, Hunter X-Core watering clock

Liftmaster Garage opener, Strapped Water Heater, Sprinkler Clock & **Hyloft storage**

Ser-All water conditioner included, insulated Garage door—Door to side yard from garage

Exterior backyard & front has hose bibs, electrical outlets, 2 gates, Gas BBQ hook up, Alumawood covered patio, artfully landscaped w/Artificial turf, paverstones, desert landscape in front, irrigation/drip system, added extra Paverstone driveway

Exterior Coach Lights and Backyard & Patio Lighting, Interior has added recessed lighting

Ledge rock trim on front of house and Red/orange front door for good luck!

Covered paverstone front porch is large enough for outdoor furniture, Exterior paverstone walkway & driveway

Energy Star Rated Features includes: Dual-pane, Low-E windows w/solar shades, USB Receptacles @Kitchen & Primary suite, flat screen prewires/Great Room & Primary BR, Radiant barrier roof sheathing, 16 SEER HVAC, High efficiency Gas Furnace,

This Exceptional, pristine 2 Story home has fabulous upgrades in neutral tones that can go with any type of furnishings. Located in a highly sought after area that offers the homeowners powerful amenities nearby. Enjoy an Awesome location where you have easy access to excellent shopping, dining, the highways, Reid Airport, schools & more

**** All Information Deemed Reliable But Not Guaranteed –Should Be Verified By Buyer(s) & their agent(s) *****