

FEATURES AND UPGRADES – 12339 SILVANA ST, LAS VEGAS, NV 89141-3040

LOCATION-SUMMARY

- 3 bedroom/2.5 bath home located on an interior lot is found in the sought after gated neighborhood of Cortona in Southern Highlands where you will find lovely scenery & parks. This pristine home includes a chef's kitchen, dining area, living room, upstairs tech loft, and 2-bay garage, professionally landscaped with stunning mountain views
- Two-story, 1,749 sq ft located on a 4,356 Pool sized interior view lot

INTERIOR FEATURES/CONNECTIVITY

- Energy efficient advanced smart home technology including CAT6 wiring
- Low energy dual-pane vinyl windows
- Schlage smart lock keypad on entry doors
- Television pre-wire in living room and primary bedroom
- Plush carpeting in bedrooms; tile throughout other living spaces
- Raised maple cabinetry in espresso
- Espresso mission-style banister and stair railing
- Upgraded large tile throughout the downstairs and in all wet areas
- Honeywell home – pro-series thermostat

EXTERIOR FEATURES-

- Inviting, covered backyard veranda overlooking a fabulous pool-sized yard
- Desert landscape & blooming shrubs in front & backyard that includes:
Lemon tree, shade tree, roses, raised planter bed with drip system & extensive use of premium turf
- Pavestone pavers back and front driveway & walkway, extensive use of pavers in back, professionally landscaped and stunning unobstructed mountain views
- Leased solar includes 20%-kilowatt discount on NV Energy bill with no added monthly charge or fees – PPA agreement
- Solar system has pigeon guards
- Taexx pest control system has been done every other month since completion of home
- BBQ gas stub, Firepit and In-ground drip irrigation system
- Dual 14 SEER a/c unit
- Ring cameras in front and rear of home

LIVING ROOM – Open floorplan

- Ample wall space for built-ins and a big screen tv
- Large, ceiling fan
- French Door to the veranda/backyard

DINING AREA

- Located by kitchen and living room
- Wall space allowed for cabinet & accessories

**NOTE: Information is considered reliable, but not guaranteed.
Buyer (s) and Buyer(s) agent to verify all information***

CHEF'S KITCHEN

- GE stainless steel appliances including French door refrigerator, microwave, dishwasher & 4-burner gas stove with center griddle, large center island with eating bar w/cabinetry
- Added recessed lighting, upper & lower cabinetry, upgraded granite countertops
- Undermount sink w/water filtration system, located by garden window
- Large double door pantry
- Upgraded Granite countertops with 4" backsplash

DOWNSTAIRS 1/2 BATH

- Cabinet has cultured marble countertop & overmount sink

GARAGE

- Finished; 2-bay with large storage area
- 50 gallon water heater
- Radiant barrier roof sheathing
- Plumbing in place for a Kinetico Water System (if desired-However note: seller put in an expensive, sophisticated whole house water purification system.
- Storage area has twin tank The Guardian by Oasis Plumbing, Whole House water purification system
- <https://www.oasiswaterfiltration.com/water-filtration-theguardian>
- Taexx pest control service has been done every other month since completion of the home

PRIMARY BEDROOM & EN SUITE BATH

- Spacious with plenty of room for oversized furniture
- Ceiling fan, plush carpeting, TV hookup
- Bathroom has cultured marble counter top with dual overmount sinks & medicine cabinet
- Fiberglass Shower with glass door, separate water closet with door
- Separate soaking tub with rain glass privacy window
- Large walk-in closet & secondary linen/storage closet

SECONDARY BEDROOMS 2 & 3

- Both rooms have full-sized closets
- Full hall bathroom with fiberglass tub/shower combo, single sink, cultured marble countertop
- Hall linen closet

UPSTAIRS TECH LOFT

- Large and versatile
- Built-in large desk area
- Plenty of space for shelving

UPSTAIRS LAUNDRY ROOM

- Appliances included:Washer & Dryer
- Shelf above the appliances
- Extra storage shelving

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