

168 TRE PIETRE STREET

HENDERSON, NEVADA 89011

Vinci Floor Plan · Modern Architecture

TOLL BROTHERS BELLA STRADA – LAKE LAS VEGAS

Elevated homesite on a premium lot overlooking Lake Las Vegas & a mountain backdrop · brilliant sunrises · no rear neighbor

EXTERIOR & LOT

Paver-stone driveway · steps & walkway · gated courtyard entry · wood-plank tile exterior accents · Needlepoint navy front door with frosted glass · black window frames · synthetic turf · upgraded landscape design

GARAGE

3-car tandem · bronze glass garage door · automatic door opener · LED can lighting

BACKYARD

Infinity-edge pool & spa · Pentair equipment with variable-speed pumps & gas heater · covered patio · view fence · large side yard · synthetic lawn · upgraded landscape design

LAKE LAS VEGAS

320-acre lake · water sports · world-class golf · dining · Montelago Village · scenic trails · Lake Las Vegas Sports Club · LID paid in full

GREAT ROOM

Open-concept living · 16-foot ceilings · 60-inch linear gas fireplace · multi-panel slider for seamless indoor/outdoor flow · corner wine bar · views · Samsung TV included

FLEX SPACE/DEN

Adjacent to the kitchen — could also be a family room · nook · home office · sitting area

KITCHEN

Butler's pantry · walk-in pantry · soft-close stacked cabinetry with under-cabinet lighting · waterfall-edge mega island with dining bar & sputnik pendants · Sub-Zero 48-inch built-in refrigerator · Wolf 48-inch gas range — six burners · griddle · double oven · convection · matching Wolf range hood & built-in convection microwave · quartz counters · full quartz backsplash · Cove dishwasher · disposal with air switch · undermount sink

PRIMARY SUITE

3-way gas fireplace with LED lighting · chandelier · walk-in closet · zebra shades · views

PRIMARY SPA BATH

Freestanding soaking tub · glass-wall steam shower by Mr. Steam · quartz counters · rectangle tile & custom mirrors · Kohler fixtures · Eplo bidet toilet · mirrored linen closet

BEDROOMS 2 & 3 *(both en-suite)*

12-foot ceilings · walk-in closets · zebra shades · rectangle-tile baths with quartz counters · Kohler fixtures & elongated toilets · recessed lighting

POWDER ROOM & LAUNDRY

Powder room with Eplo bidet toilet & pedestal sink · laundry with quartz counters · sink · sleek white cabinetry · LG front-load washer/dryer & SimPure reverse-osmosis alkaline system

SIGNATURE DETAILS THROUGHOUT

Black-framed windows · AquaGuard wood-based laminate & rectangle tile flooring · smooth-coat walls in a modern palette · 8-foot two-panel doors · 12-foot ceilings · designer chandeliers & custom mirrors · three Samsung TVs included

SMART & EFFICIENT SYSTEMS

Two tankless water heaters with internal recirculating pumps · Rheem WiFi water softener · Culligan whole-house pre-filter · SimPure RO/alkaline drinking water · fire-suppression sprinklers · tinted windows · smart thermostats & smart-home network panel · upgraded electrical

CARVER FAHR TEAM