

# Why Settle When You Can Have it All!

Plenty of Space for Living and Entertaining with Three Outdoor Living Areas

**Great** Family Home with Guest Quarters + Wonderful Neighborhood & Cul-de-Sac Location

- Extraordinary Red Rock & Mtn Views from Multiple Decks, Patios & Numerous Windows
  - Travertine Tile Grace Floors of Kitchen, Dining Rooms, Hallways, Powder Bath & Great Rm
  - Spacious Great Room with Vaulted Cedar Ceilings, Wooden Built-in Entertainment Center
  - Large Windows in Great Rm Capture RR & Mtn Views w/Sliders to Oversized Covered Deck
  - Sweeping Red Rock & Mtn Views off Deck Provide Plenty of Outdoor Living Space
  - Formal Dining Rm with Sliders to Front Deck Offers Hours of Relaxation
  - Open Kitchen Enjoys Informal Dining Area & Sliders to Extra Outdoor Living on Large Deck
  - Roomy Kitchen Features D/W, Double Oven, Flat Top Stove & Large Island
  - Thermador Stainless Steel Exhaust over Stove with Heating Light + Instant Hot Water at Sink
  - Oak Kitchen Cabinetry & Huge Walk-in Pantry for All Your Cooking Supplies
  - Vaulted Cedar Ceilings in Kitchen with Handy Island & Windows Overlooking Mountains
  - Split Bedroom Floor Plan Allows Privacy with Master on Main Level
  - Master Overlooks RR + Walk-in Closet w/Skylight & Built-in Linen Closet + Wooden Shelves
  - Tiled Floors with Oval Soaking Tub, Separate Tiled Shower + His & Her Sinks in Master Bath
  - Large Laundry Rm with Plenty of Built-in Storage Cabinets & Additional Large Storage Area
  - Powder Bath with Pedestal Sink Conveniently Located off Hallway
  - Bonus Rm off Garage w/Pergo & Carpet Floors (4/06), Built-in Cabinets & Mini-Refrigerator
  - Recreation Rm, Hobby Rm, Computer/Office or Even an Exercise Rm w/Sliders
- Lower Level:** Newer Carpet Installed in December of 2005
- Family Rm with Wet Bar, Mini Refrigerator, Track Lighting & Built-in Entertainment Area
  - Sliders off Family Room Lead to Oversized Paver Patio Offers Plenty of Entertaining
  - Large Closet for Additional Storage
  - Two Fully Carpeted Guest Bedrooms Offer Privacy for Guests
  - Tiled Full Bath with His & Her Sinks + Tub/Shower Combination

## **Amenities:**

- Discover Loads of Privacy on this .74 Acre Fenced Lot with Plenty of Room for a Pool
- 3 Zone A/C System (Lower Level, Upper Level & One in Bonus Room) Installed 4/06
- Builder Tom Moore/ Architect - John Kamas
- Clerestory Windows in Great Room, Formal Dining Room, Kitchen & Informal Dining Area
- Homes Presents Unique Lines, Angles and Ceiling Treatment
- Lot Extends Additional 8 Foot Beyond Back Fence & 30 Ft. Beyond Fence on Side Yard
- Freshly Painted 2 Car Garage, Kitchen, Informal Dining Rm, Laundry Rm & Powder Bath
- Newer Covered Paver Patio w/Castle Walls & Steps Accessible Off Lower Level Family Rm

Enjoy Nearby Hiking Trails, Great Restaurants & Fun Shops

*Life is Great @ 2275 Vista Drive*