



2841 JOSEPHINE DRIVE | UPGRADES & FEATURES

INTERIOR

Airphone video doorbell & intercom
Hard-wired alarm with wireless control
Cable and Cat-5 in very room
Pulte 10-year structural warranty
Pop-down fire suppression system
\$70k in builder upgrades
\$80k in homeowner improvements
Beautiful 18" ceramic tile set on diagonal
Stone wall accents in grand entry hall
Plantation shutters
Pulte Energy Star home

CUSTOM KITCHEN

Spectacular panoramic views of the Strip & city & mountains
Premium stainless appliances
High-end built-in fridge
Massive walk-in pantry
Retreat / Bar off the kitchen
Large granite island
Custom cabinetry with staggered top

HOME THEATER

Beautiful custom theater with reclining leather seating
High definition projector
114' screen & 7.1 surround sound
Custom theater flooring
Highlighted projection screen
Built-in concession rack
Movie memorabilia & custom lighting

GREAT ROOM / DINING ROOM

Views of the Strip & city & mountains
Dining room window (extra-large) installed to maximize unobstructed views
Beautiful stacked-stone gas fireplace with Cast stone mantel

BACKYARD RETREAT

Marquis Reward Spa overlooking the valley, mountains, city & Strip
North-facing yard ensures no direct sun through back windows but full summer sun in the yard
Custom landscaping & lighting
Full sunrise and sunset views

SPACIOUS MASTER RETREAT

Separate HVAC zone for master suite
Views of the Strip & city & mountains
Master shower with double shower head and rain shower feature
Oversized jetted tub
Large walk-in closet

EXTERIOR & GARAGE

3 high-end security cameras
Home exterior repainted in 2017
3-car garage is airconditioned & insulated
Tankless hot water heater
Single story homes on both sides ~ Rare
No Homes behind you ~ Very private

MADEIRA CANYON COMMUNITY

One of the highest elevations of any community in the valley
Guard gated
24-hour security patrols
Expansive clubhouse
Fitness center
Resort-style pool & spa
Tennis courts
Basketball courts
Massage room
Community functions & parties
Adjacent to Madeira Canyon Park & top-ranked schools ~ K-12