



2248 MARTINIQUE | UPGRADES & FEATURES

INTERIOR

Custom front door ~ Iron & glass
Insert door can be opened for fresh air
Grand spiral staircase with
iron birdcage railing & full trim
Top tier ceramic tile laid on offset
Hardwood & plush carpet
Plantation shutters & luxury blinds
Omni full home automation system
for security, lights, music, HVAC etc.
Smartphone / app controlled
Whole home audio & surround sound
Intercom system throughout
Recessed LED & enhanced soffit lighting
High-end ceiling fans & lighting throughout
Alarm system~ all doors, windows & garage
Central Vacuum
Low-E Windows

CUSTOM KITCHEN

Completely renovated kitchen ~ 2019
Waterfall Island
High-end granite counters
Custom cabinetry with coffee bar
Self-closing drawers & convenient pull-outs
Custom drawer inserts for utensils & spices
Designer backsplash
Elegant tilework
Stainless steel farmhouse sink
SubZero Pro 48" refrigerator w/ glass door
Wolf 36" range & vent hood
Wolf built-in oven & warming drawer
Wolf built-in microwave
Butler's pantry with 2 wine coolers, custom
cabinets & granite counters
Spectacular high-end lighting fixtures
Recessed LED lighting
Massive walk-in pantry
Private kitchen office with built-in desk
Expansive views of your backyard oasis

FAMILY ROOM

Gas fireplace with cast stone mantel
Vaulted ceiling
Plantation shutters
Grand Staircase

GREAT ROOM

Built-in entertainment center
Surround sound
Gas fireplace with cast stone mantel
Large picture windows
Designer 2-tone paint
French door to backyard oasis

BACKYARD RETREAT

Pebble Tech Pool & Spa
Pool features waterfalls & LED lighting
Salt system with year-round salt cell
High efficiency pump with freeze protection
Gas and Solar heating
Views of Mountains, City & Strip
Elevated, private lot backs to walking trail
Large covered patio with ceiling fans
External speakers in outdoor areas
Park-like yard with mature landscaping
Beautiful landscape lighting
Stained concrete patios
Home features three separate patios
Private covered patio & yard at guest suite
Entertainer's dream!

SPACIOUS MASTER RETREAT & SPA

Private Strip-view balcony
Plantation Shutters
Spa bath finished in stone
Jetted tub with Strip view
Spacious shower with bench
Massive walk-in closets
Makeup counter

OTHER RENOVATIONS

Renovated secondary bedrooms & baths
Granite / quartz countertops
New undermount sinks
New high-end fixtures
Contemporary shower
Sliding barn door

EXTERIOR & GARAGE

Exterior completely repainted
Exterior security cameras
Courtyard retreat with synthetic grass
Stained concrete driveway, walkway & patio
Oversized 3-car garage with epoxy floor
Insulated garage door
New 75-gal high-efficiency water heater
Hot water recirculation system
Water softener & Central Vacuum
No Homes or roads directly behind you
Very private secluded & elevated lot
Beautiful landscape lighting in front & back
Updated coach lights
Natural gas stub at back of house

MADEIRA CANYON COMMUNITY

Elegant Lifestyle community overlooks the entire Vegas Valley ~ Expansive views
One of the highest elevations of any community in the valley
24-hour guard gated with security patrols
Resort inspired community center
Fitness center & personal trainers
Resort-style pool & spa with views for miles
Three tennis courts & basketball court
Professional massage therapist
Kids' Club ~ supervised
Community functions & holiday parties
Something for EVERYONE !!
Adjacent to Sloan Canyon Nature Preserve
Adjacent to 19-acre Madeira Canyon Park
Top-ranked schools ~ K-12

Welcome Home !