



## **2780 LIBERATION DR. | UPGRADES & FEATURES**

### **INTERIOR**

Grand spiral staircase with iron birdcage railing  
Beautiful Wood Floors  
Plush carpet with memory foam  
Plantation shutters & Roman blinds  
Interior Repainted  
Whole home audio & surround sound  
Recessed LED & Soffit lighting  
High-end ceiling fans & lighting throughout  
Low-E Windows  
Large Office and Loft w/ ensuite full baths could be reimagined as Bedrooms !

### **CUSTOM KITCHEN**

Granite counters & Island w/ Breakfast Bar  
Custom cabinetry with pull-outs  
Stainless steel Commercial Faucet  
GE Profile refrigerator  
GE Profile range & vent hood  
2 GE built-in ovens & warming drawer  
GE Profile Advantium Oven  
Butler's pantry (Double)  
Recessed LED lighting  
Walk-in pantry  
Kitchen office with built-in desk  
Expansive views of your park-like backyard

### **FAMILY ROOM**

Vaulted ceiling  
Plantation Shutters  
Large picture windows overlooking Pool  
Grand Staircase

### **GREAT ROOM**

Built-in entertainment center  
Gas fireplace with cast stone mantel  
Large picture windows  
Designer 2-tone paint  
Rear Staircase with birdcage railing

### **BACKYARD RETREAT**

Elevated, private Oversized Lot (1/3 Acre) with mature landscaping and Putting Green  
2 Large covered patios w/ external speakers  
Pool & Spa Re-plastered (2020)  
Pool cleaning pop-ups (28) replaced (2020)  
New Gas Pool Heater (2018)  
Pool PVB replaced (2020)  
Pool features ~ waterfalls & LED lighting  
High efficiency pump with freeze protection  
New Irrigation System (Hydrawise) w/app controls (2019)  
New LED Landscape lighting (2020)  
Large Area for Playground (\$2,000 Credit)  
Private courtyard patio at Casita  
Entertainer's dream!

### **SPACIOUS MASTER RETREAT & SPA**

Strip-view from large Soaking Tub  
Plantation Shutters  
Private Balcony overlooking Pool  
Spa bath finished in stone & Elegant Tile  
Spacious shower with bench  
Massive walk-in closets (2)  
Makeup counter

### **OTHER RENOVATIONS**

Renovated Casita (2020)

### **EXTERIOR & GARAGE**

New Coach lights and sconces on front of house (2020)  
Exterior completely repainted (2019)  
New Water Heater & hot water recirculating pump (2018)  
Water softener  
Very private secluded & elevated lot  
Beautiful landscape lighting in front & back  
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 !