
CORONADO

CONDOMINIUMS

Amenities and Features

Stylish Living

- Upscale single-level two-story condominium residences
- Community fitness center and resort-inspired swimming pool
- 1.5 miles to Red Rock Casino and Downtown Summerlin

Residences

- Modern open-style floorplans
- 9 foot ceilings heights (8 feet in soffit areas)
- Private patios or balcony (per plan)
- Custom sheen two-tone paint throughout the home
- Separate laundry room or closet (per plan)

Designer Custom Interiors with Luxury Appointments

- Two-panel white interior doors
- Upgraded white fit-and-finish detail including 6" base molding
- Luxury engineered wood floors in the kitchen, living and dining areas
- Luxurious Broadloom carpet with 6 lb. carpet pad
- Porcelain tile floors in the entry, laundry room and bathrooms
- Homecrest Arbor Shaker cabinetry in Willow Grey
- Stylish-modern chrome hardware throughout

Impressive Kitchens

- Luxury stainless steel Whirlpool appliance package: (1) 30" 5.8 cubic foot free standing smart gas range (2) 1.9 cubic foot smart over-the-range microwave with scan-to-cook technology (3) 47 decibel 24" built-in Smart Dishwasher with stainless steel tub
- Custom bullnose edge One Quartz solid surface countertop with 6" backsplash
- Kohler single bowl stainless steel under mount sink
- Moen Align Spring pull-down style faucet
- Homecrest Arbor Shaker cabinetry with modern chrome hardware

Relaxing Baths

- Piedrafina Carrara marble countertops with flat polish edge and 6" back splash
- 12"x 24" porcelain tile floors
- Walk-in shower in master bath with porcelain tile finish (per plan)
- Homecrest Arbor Shaker cabinetry with modern chrome hardware

Conveniences

- Programmable Nest Learning Thermostat for energy savings
- Nest Hello doorbell
- Recessed can lights and rocker switches throughout the home
- USB equipped outlets in kitchen and master bedroom
- HOA dues include water, sewer, garbage/recycling, pest control, building insurance and long-term reserves (paint, roof, common areas and more)

Construction Highlights

- Double-wall fire-rated wall construction with 2-inch air gap and four layers of 5/8-inch gypsum board for sound attenuation
- 2 x 4-inch exterior wall construction (R-18 rated)
- Floor-to-ceiling sound control includes Acousti-Mat and 1" of Gyp-Crete
- Ground-mounted high-efficiency (14 SEER rated) air conditioning by York
- High-performance double-pane low-E vinyl windows
- Tankless gas water heater
- Tightly-sealed air ducts and building wrap to reduce air infiltration
- Double attic insulation with spray foam and blown-in for near R-50 batt rating

Landscape Detail

- Thoughtful and lush desert scape maintained by HOA for a hassle-free lifestyle

Home Warranty

- Home owner orientation within five days of settlement
- Final orientation before settlement
- 2-10 Home Buyer's Warranty provided by Edward Homes: One year workmanship (builder), two year systems (3rd party: electrical, supply piping, waste piping, ductwork, etc.) and 10 year structural (3rd party)

Personalized Options

- Cabinets: Homecrest Arbor Shaker in Alpine White
- Kitchen Countertops: Dal-Tile Bianco Antico Granite
- Interior Paint Color
- Whirlpool Washer/Dryer and Refrigerator
- Carpet pad upgrade
- Engineered wood flooring in bedrooms
- Ask Sales Consultant for details on options available

Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the Developer, at its sole discretion, without notice.

