



# PARAGON LOFTS

## Features & Amenities

### Stylish Living

- Industrial Modern Townhome-Style Condominium Residences
- 2-story and 3-story designs
- 1.5 miles to South Pointe Casino
- 2.8 miles to Town Square
- 3.8 miles to Mandalay Bay Hotel
- 4.4 miles to The M Resort

### Residences

- Modern open-style floorplans
- 9 foot ceilings heights
- Private covered patios
- White interior paint (flat walls/ceilings, semi-gloss in wet areas and gloss on doors, casings and base)
- Separate laundry room or closet (per plan)
- 2 car tandem or side-by-side garage wired for electric charging station

### Designer Custom Interiors with Luxury Appointments

- Modern-industrial design with exposed rafter treatment in main living areas (per plan)
- 8' door at entry
- Five-panel smooth white interior doors
- Upgraded white fit-and-finish detail including 5.25" base molding
- Dal Tile "Willow Bend" 6x24 tile floors in living areas
- Luxurious Dreamweaver carpet with 6 lb. carpet pad on stairs and in bedroom areas
- Frameless Maple Shaker cabinetry with 42" uppers in multiple stain options
- Stylish-modern brushed nickel hardware throughout
- White Mission-Style stair railing

### Impressive Kitchens

- GE stainless steel appliance package: (1) 30" 5.0 cubic foot free standing gas range (2) 1.6 cubic foot over-the-range microwave (3) 55 decibel 24" built-in dishwasher
- Custom 2 3/8" square mitered edge Quartz solid surface countertop with 6" backsplash in multiple color choices (cut-off dates apply)
- Amersink two basin stainless steel under mount sink
- Moen Align Spring pull-down style faucet with spot resistant stainless finish

- Frameless Maple Shaker cabinetry with 42" uppers with 2" crown and modern satin nickel hardware

### Relaxing Baths

- 2cm Quartz with 1.5" mitered edge countertops
- 6"x 24" Dal Tile Will Bend floors
- Undermount sinks
- Serenity shower in master bath with white subway tile finish and contracting grout
- Frameless Maple Shaker cabinetry with 42" uppers and modern satin nickel hardware

### Conveniences

- Recessed can lights and Decora rocker switches throughout the home
- Soft water loop
- Ceiling fan pre-wire in great room and all bedrooms
- LED guide light receptacles in traffic areas
- Washer pan in laundry room
- Garage door opener with remote
- HOA dues include water usage, common area & building landscape maintenance, HOA management, building insurance policy, pest control, and capital reserves for exterior painting, roof maintenance/repairs and common areas.

### Construction Highlights

- Double-wall fire-rated wall construction with air gap and a minimum of three layers of 5/8-inch gypsum board for sound attenuation
- 2 x 6-inch exterior wall construction at all living areas (with R-19 insulation)
- Ground-mounted high-efficiency (16 SEER rated) air conditioning by Bryant
- High-performance low-E vinyl windows
- 50 gallon gas water heater
- Paver driveway
- HVAC jump ducts in bedrooms
- Tightly-sealed air ducts and building wrap to reduce air infiltration

### Landscape Detail

- Thoughtful xeriscape with feature plantings which are maintained by HOA for a hassle-free lifestyle

### Home Warranty

- Home owner orientation within five days of settlement
- Final orientation before settlement
- Paragon Life Builders provides a warranty for workmanship and materials during the 1<sup>st</sup> year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1<sup>st</sup> and 2<sup>nd</sup> years of ownership. Additionally, Paragon Life Builders purchases a structural warranty through Professional Warranty Service Corporation (PWSC) at the close of escrow on behalf of the homeowner, which provide for structural coverage of qualified defects for years 3 through 10 of ownership.

## Personalized Options

- Paint exposed rafters
- Cabinets
- Kitchen and Bath Countertops
- Appliances including Washer, Dryer and Refrigerator options
- Carpet pad upgrade
- Flooring
- Stair railing
- Laundry sink (per plan)
- Wine Refrigerator (per plan)
- Check with sales counselor for applicable cut-off dates for all options

*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.*

