



677 BOULDER SUMMIT Drive * Henderson * NV 89012

List of Amenities and Features

Luxury Home Designer – Stephanie Styles

Architect

SunWest Homes

Landscape and Pool/Spas

By Poolscapes

7 Waterfalls, 2 Pools, 2 Hot Tubs, 1 Outdoor Shower & Bathroom

2 Outdoor Kitchens by Coyote. Mini-frig, Pizza Oven, Cosmo Granite Counters

2 Cabanas, Cantina Lights, Lantern Lounge with Fireplace

Wine Grotto – Custom Wine Cave

Observation Deck with Lounge, Fireplace and Stunning Vegas Strip & Valley Views

7 Car Garage with Gated Entry

16 Foot Ceilings

Home Automation System by Control4

Living Room

Custom Foyer with Staircase

Roberto Cavalli Porcelain Floors

Stone Fireplace & Kitchen Sourced from Sacred Tibet

Blue Chandelier by Santangelo

Lunabella Custom Railings

Hardwood Floors

Indoor/Outdoor Living - Pocket Doors –Full Vegas Strip and Pool Views

Kitchen

Nick Alain Custom Chandelier

Thermador -6 Burner Stove with Custom Hood

Thermador- 2 Refrigerators & Beverage Center

Solid Granite Slab Island

Farm Sink by Native Forest

Custom Roberto Cavalli Backsplash

2 Dishwashers

Butler Pantry & Butler “Dirty Kitchen” with Sink & Frig

Dumb Waiter Elevator to Garage

Customs Cabinets by Artesia

Cocktail Bar- Custom Corset Chairs & Bar top lighting feature

Power Room- Rare Floating Onyx Vanity with Shaved Glass Walls

Dining Room – Custom Furniture designed by Stephanie Styles

Allegra Box Tray Ceiling

Master Bedroom Suite with Dual Master Bathrooms

Vestibule to Suite- Chandelier by Allegra, Custom Woodwork Ceilings

Accessories by GlobalViews, Custom Stools to match

Coffee Bar with custom cabinets, Frig and Microwave

Custom Faux Grey Pearl Walls

Modern King Bed with Canopy Designed by Stephanie Styles

Sitting area/Retreat with Fireplace, Custom Mantle

Pocket Doors for inside/outside living – View of Las Vegas Strip & Valley

Dual Master Bathrooms –

Hers: Custom art work, Jesse tear drop faucet, Crystal Cabinet Lighting
Walls- silk linen, faux finish. 2 Custom Hollywood Make Up Vanities
Walk in Closet, Washer & Dryer, Custom Soaking Tub, Walk in Shower with Marble Tile
His: Walk in Shower, Walk in Closet

Game Room and Movie Theater

Custom Candy Bar with sink, microwave, ice maker & Silhouette Frig
Artesia Custom Cabinets
Custom Awnings, Booth – Encore Upholstery & Design
Diamond Chandeliers by Allegra
Theater System by Movie Theater Seating
12+ Seating with Custom Lounging Couches

Wellness Wing

Massage Room with Reclaimed Wood Ceiling
Custom Steam & Sauna Rooms by Finnelo
Indoor Hot Tub Spa Room
Gym with French Doors/Slider out to Zen Garden & Waterfall

2 Home Offices

Custom Cabinets by Artesia, Jeff Tobler, Box Tray Tin Ceiling, Fireplace,
View of Golf Course and the Las Vegas Strip
Downstairs Office- Walk out to Patio/Backyard Waterfall. Global Views Chandelier

Guest Suites and Bedrooms with Full En Suite Bathrooms

*2 Bedrooms (Possible House Keeper/ Nanny)
*2 Adjoining Bedrooms with Sitting Area/Retreat/Playroom with Full Baths
With Their Own Courtyard, Custom Awnings, Walk in Closets, Custom Beds
*Guest Suite – Downstairs with Jetted Tub & Walk in Shower. Walk out to
Patio, Backyard & Waterfall.

Down Stairs Family/Entertainment/Recreation Room

Craft/Hobby Room with Sink and Gift Wrapping Center

