



\$269,900

10645 Early Dawn Ct.
89129

- 1,965 square feet
- 3bd, 2ba, 2 car garage
- Sparkling POOL & Spa
- 6,098 square foot lot
- Built in 2002
- APN#: 137-01-111-037
- MLS#: 1334807

“Hello and welcome to 10645 Early Dawn Court at Monument in the Lone Mountain master plan!

Please let me take you on a personal tour (sort of ☺) of the home and highlight the features and upgrades you may enjoy.

Before we begin, take a moment, if you would, and look directly across the street. This is the same house you are standing in except it is in the standard, original elevation.

When you swing back around to this home, you will notice the front has been re-imagined.”

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TANIA MICHAELS, 702-546-6432
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- **The courtyard** was paved with slate tile and now boasts a water fountain feature from Little Baja. We used professional landscapers who designed the front of the house with terraced hill and a grand step entrance. An in-ground automatic drip irrigation system was installed and the front area was re-rocked in 2012. There were also gutters installed.
- **Nearly the entire interior of the home** has been re-modeled in some form or another within the last 5 years. Ceiling fans were installed in all rooms for air movement. The home has been re-tiled throughout with 18" porcelain tiles and a diagonal pattern inlaid in the foyer to mimic a rug effect. Halogen track lighting was put on the ceiling with directional lights to highlight art or special furniture.
- **In the kitchen** is an oversized dining area and pantry closet. Extra pantry cabinets were installed in the nook area (near the French doors) as well as additional base and wall cabinets along the northern wall. All countertops are granite with beautiful veins running through them and **full** bullnose edging. The backsplash is also granite. You'll be able to enjoy the beautiful granite even in the evening with the under cabinet lighting we installed in the upper cabinets. The window on the northern wall was replaced with French doors that open up the kitchen and entice you into the courtyard to enjoy tea (or a latte) by the water feature. We matched all the appliances in the kitchen: G.E. Profile (G.E.'s high end) White-on-White.
- **The home features an "open concept"** layout which we opted to section off into a family room, a formal dining room with a bar area open to the kitchen for easy entertaining. The master suite takes up one side of the home and also includes French doors for easy, yet dramatic, access to the outdoors. The master bath was remodeled in 2008. The separate tub & shower were removed and a large, walk-in all tile spa shower was installed. Our REALTOR®, Tania Michaels, says this is a MUST SEE. The master suite also features 2 large walk-in closets as well as ample wall space for a king size bed and bedside tables.
- **Two guest bedrooms** are located on the opposite side of the home from the master suite. The guest bath, located between the bedrooms, has a porcelain tub (instead of standard vinyl) along with full matching tile wall surrounds.
- **Now step out to the backyard** through another set of French doors (no standard slider here!) to a very private backyard with a sparkling pool! The area features stucco to match house patio cover and a completely tiled heated pool and spa along with a synthetic turf planting area that includes a raised bed and waterfall feature. The patio also offers a retractable electric fabric awning with a wind gauge to retract in case of sudden sustained wind gusts.
- **Other upgrades** you won't have to make in this house are:
 - Window coverings (plantation shutters are installed throughout);
 - Alarm system (owned & included);
 - Water softener;
 - Solar screens (Installed on the South and West facing windows); and
 - Custom screen doors (Installed on all French doors).
- **It has been our pleasure creating a home** here and hope you will enjoy it too."

Jim Mauro
John Seidel
2013 in Las Vegas, Nevada

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