

DISTINCTIVE HOMES

“Distinctive for a Reason.”

“Total Value” package featured at Distinctive Homes’ Taos Estates III

The long list of included items at Distinctive Homes’ gated Taos Estates III has set the builder apart from the rest in the highly-competitive Southern Nevada new home market. In a city where one-upmanship is attempted on a daily basis, Distinctive Homes has taken another step in the homebuilding industry by creating a community that is not only distinctive, but also simply gorgeous at the same time.

The daytime setting at Taos Estates III is impressive, and the nights there are beyond belief. With classy lighting packages complementing the star-lit skies and the layout of the community, this is one neighborhood that will become remembered by both visitors and residents for decades to come.

If there’s such a thing as a total package in homebuilding in Southern Nevada, Taos Estates III is it.

In fact, while purchasing a home can produce stress and long hours of concerns over items to select or not select, buying at Taos Estates III may be the easiest homebuying experience ever. Why? Because everything that other builders charge for as options are standard at Taos Estates III. Taos Estates III has been more than just mildly successful since it opened with its “Total Value” package setting the standard.

“When Distinctive Homes builds, they think forever,” said Monique Batoni, who has been in real estate sales for more than 10 years. “They look upon the home as someone’s dream house that will be passed along through the generations. Our community creates family memories.”

Among the eye-catching added interior features now generally found at Taos Estates are Colonist six-panel in-



Master suites feature spacious walk-in closets with upgraded wire shelving systems, double entry doors per plan, and master bath features which include granite countertops with full bull nose edge and Jacuzzi garden tubs.

terior doors, oak stair and balcony railings, hand-finished ceilings and walls with rounded corners, five-inch baseboards, plush Mohawk carpeting with five-pound rebound pad, upgraded levered interior door handles and a fireplace in the family or great rooms.

Still other special touches at Taos Estates III include paver stone driveways and walkways, and front balconies on the two-story models and 13- by 13-inch tile in the entry, nook, all bathrooms and laundry room.

Taos Estates III kitchens include raised-panel oak cabinetry with designer finish, concealed hinges, 40-inch uppers and three-inch crown molding. In addition, the kitchens include upgraded Kenmore five-burner gas cooktops with built-in double ovens, microwave and ENERGY STAR® five-cycle dishwasher, spacious pantry per plan and recessed kitchen and nook lighting with dimmers and decorator granite countertops with full bull nose edge and designer kitchen islands.

Special bath features include maintenance free fiberglass shower surrounds with decorative tile pattern at secondary bedrooms, cultured marble vanity tops with bull nose edge and mirrored cabinet.

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Standards include stone veneer and a pair of exterior floodlights on the rear of the house. Laundry rooms include sinks and base cabinets. Appliances are available in black on black, white on white and Bisque. Automatic garage door opener is also standard along with 75-gallon hot water heaters. In addition, each model has a library or home office.

"The home offices or libraries are pre-wired for phone, cable and ceiling fans," Batoni explained. "The home it-

self also comes with a structured wiring system so that computer networking can be included."

The ENERGY STAR®-rated homes feature low-E vinyl windows, 13-SEER air conditioning units, and cocoon insulation in the walls and ceilings. A cocoon insulation package blocks air infiltration and convection currents that are both primary causes of energy loss resulting in a 26 percent greater overall energy efficiency.

Modeled near North Jones Boulevard and Tropical Parkway in the northwest valley, Taos Estates III features four one- and two-story designs. The gated neighborhood was developed for only 30 homes. Plan 1 is a single-story, 2,490-square-foot model with three to four bedrooms, a home office and two to three baths. It is priced from \$530,990. Plan 2 is a single-story, 2,798-square-foot design with three to four bedrooms, a home office and 2-1/2 to three bathrooms priced from \$590,000. Plan 3 is a two-story model with 3,680-square-foot model with five to six bedrooms, four to 4-1/2 baths and a home office priced from \$605,990. Plan 4 is a two-story, 4,216-square-foot model with five to seven bedrooms, a library and 4-1/2 baths priced from \$669,990. Each of the homes includes three-car garage and large pool-sized yards. 🏡

HOW TO FIND US

An on-site design studio enables buyers to make selections at the sales office saving valuable time. Models are open seven days from 9:30 a.m. until 5 p.m. To visit the Taos Estates sales office proceed north on US 95 to Ann Road and turn right, proceed to Jones and then left to Tropical. The models are on the right. Further information may be obtained by calling (702) 658-5050 or by visiting our web site www.DHLV.com.

Monique Batoni, pictured here with her family, has been in real estate sales for more than 10 years and is a big believer in Distinctive Homes. "When Distinctive builds, they think forever," said Batoni. "They look upon the home as someone's dream house that will be passed along through the generations."

