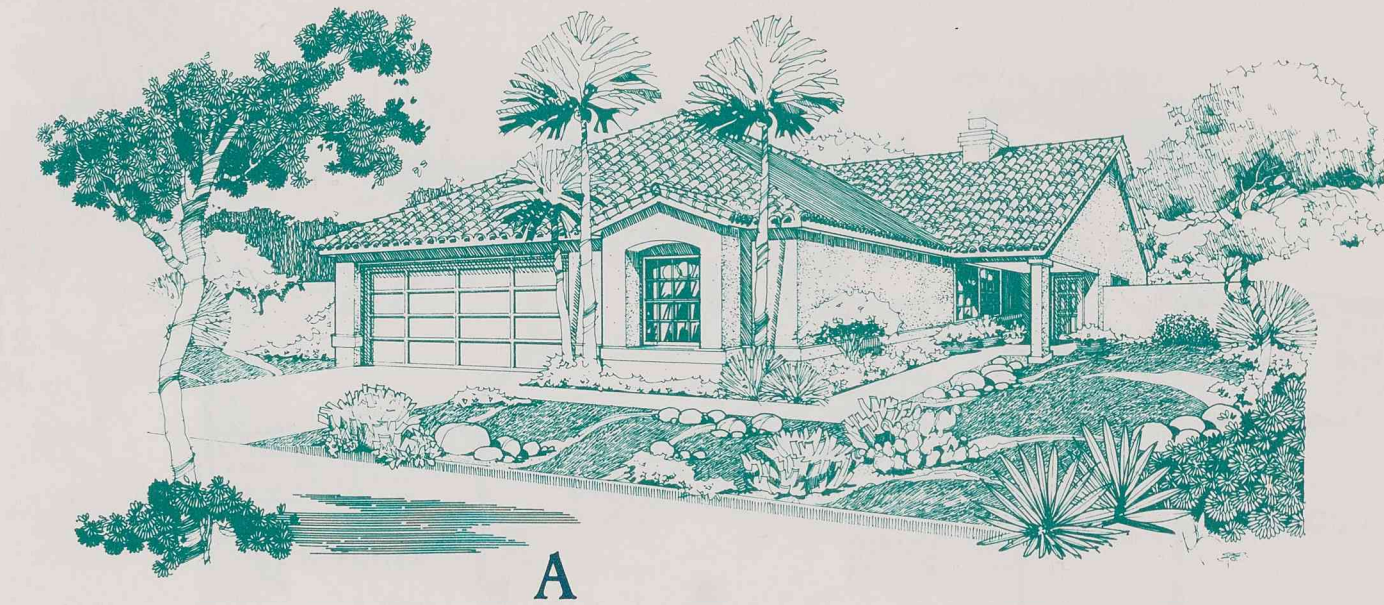


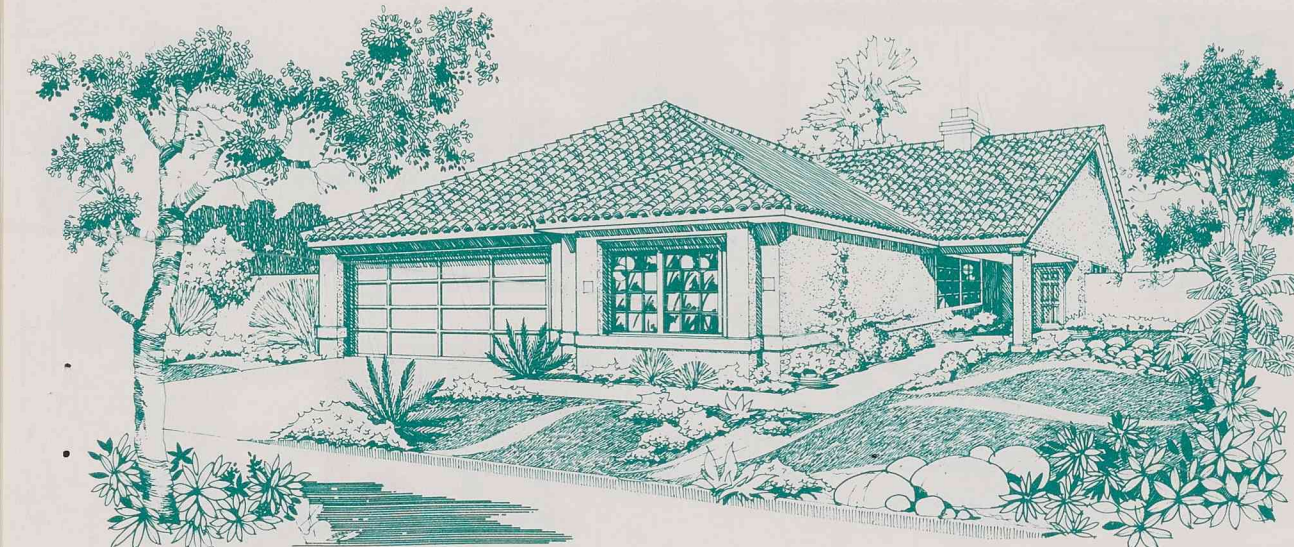
**Plan 2  
Huntington**

Single Story  
3 Bedroom / 2 Bath or  
2 Bedroom / 2 Bath / Den  
1359 square feet



A

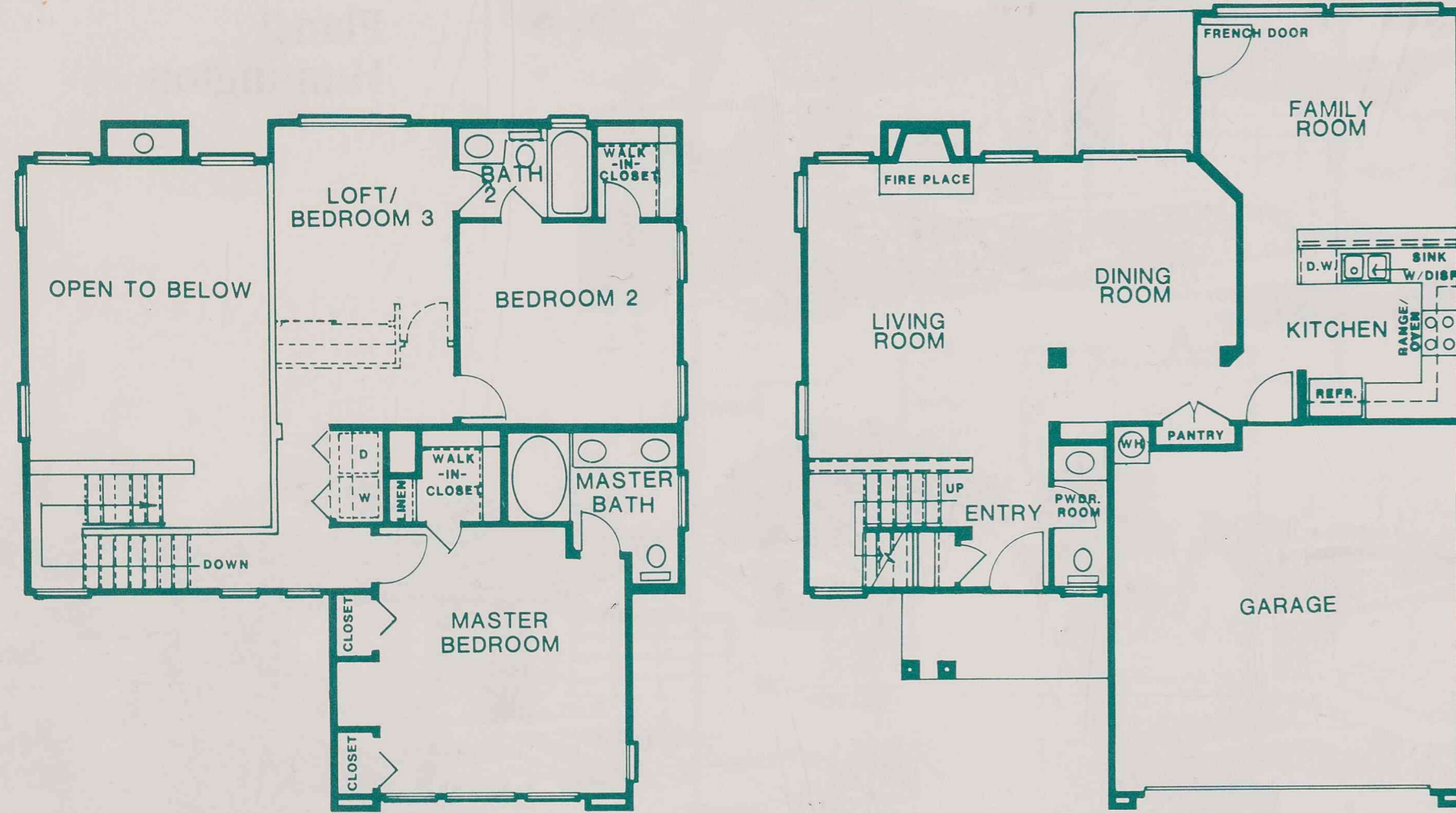
**Plan 2  
Huntington**  
Artist Conception



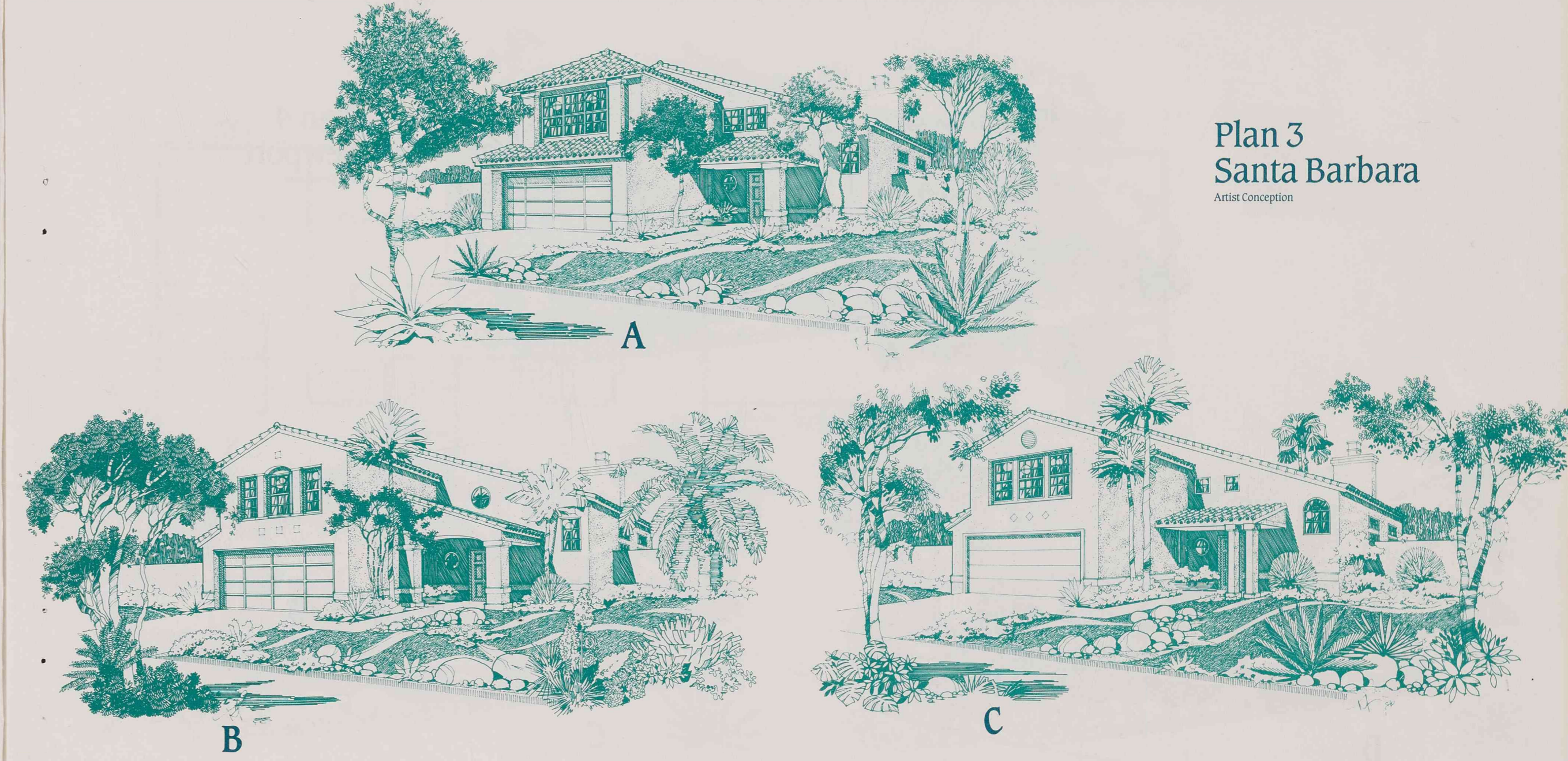
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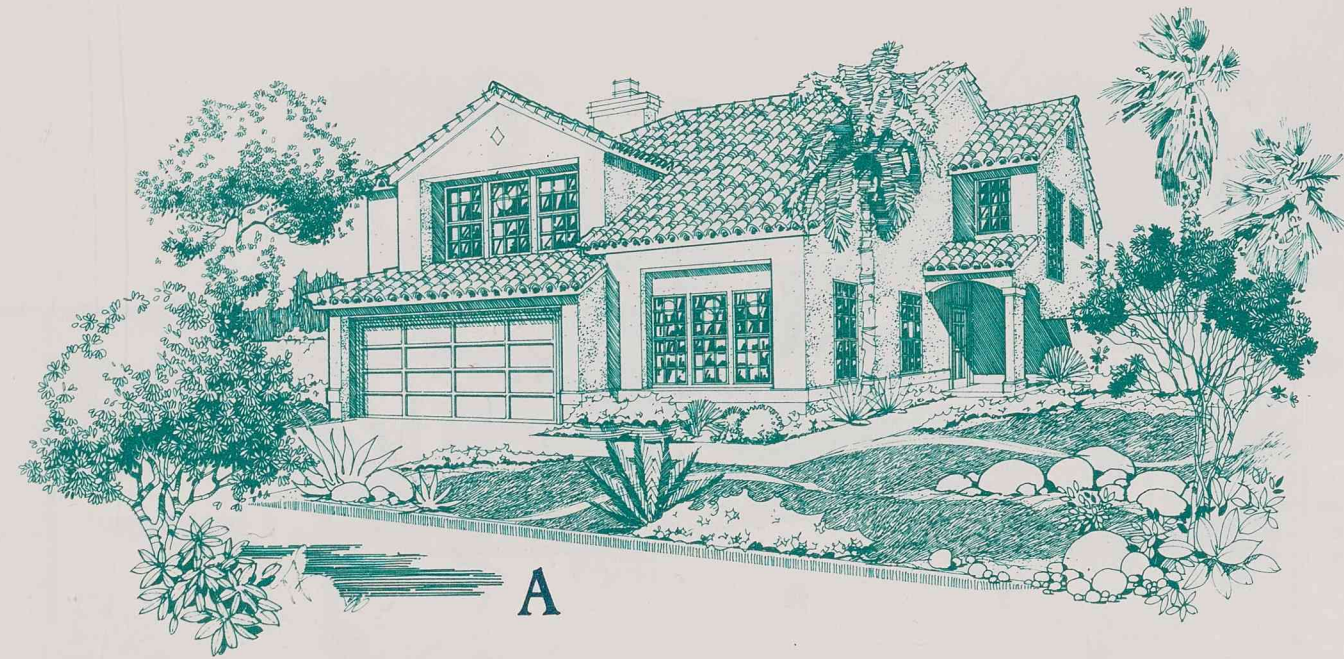


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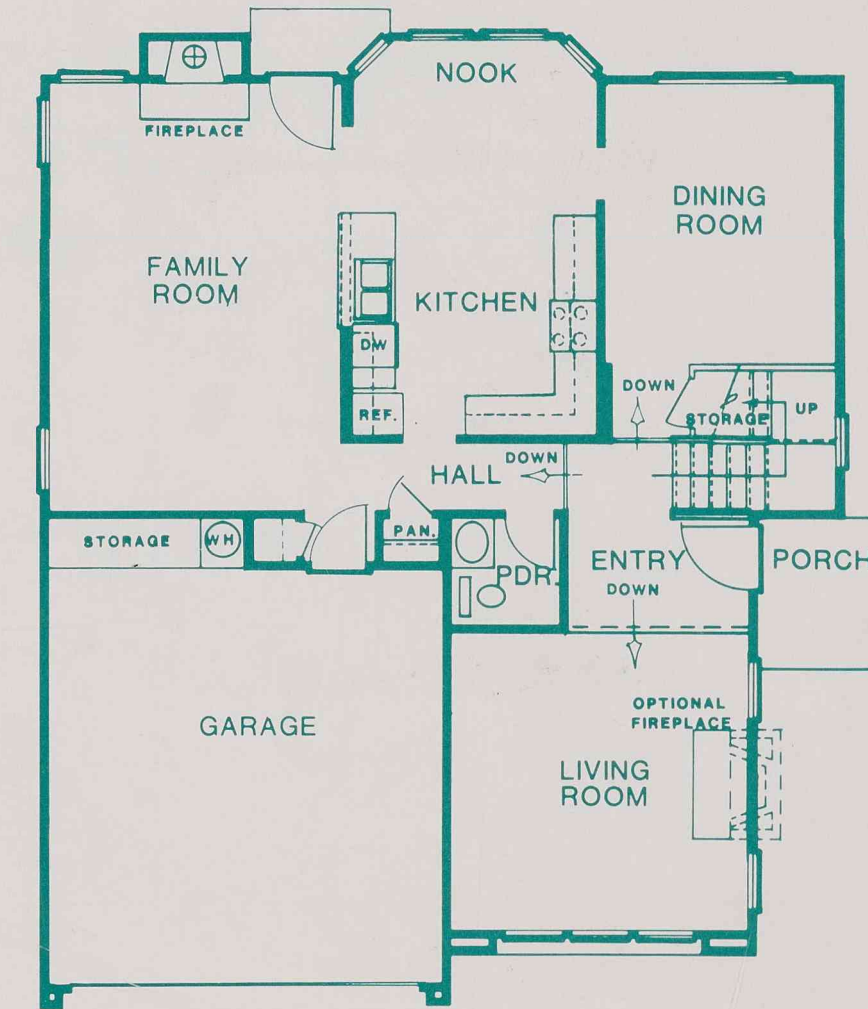
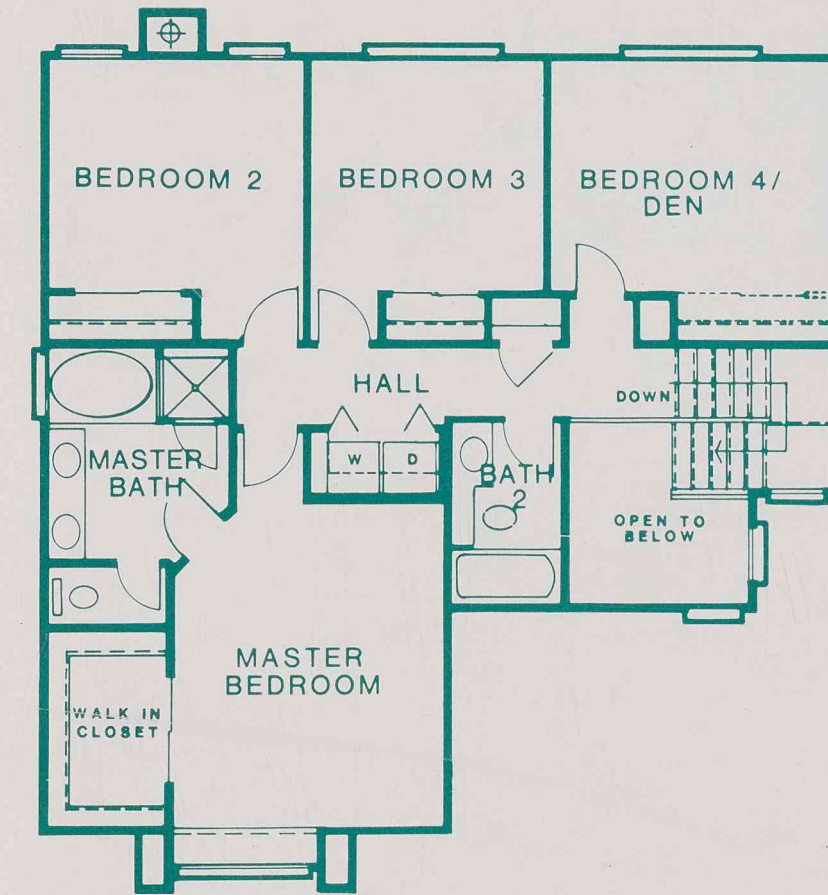


**Plan 3**  
**Santa Barbara**  
 3 Bedroom / 2½ Bath or  
 2 Bedroom / 2½ Bath / Den  
 1663 square feet





Plan 4  
Newport  
Artist Conception



Plan 4  
Newport  
4 Bedroom / 2½ Bath  
2082 square feet





# BEACHPORT

AT DESERT SHORES

BY



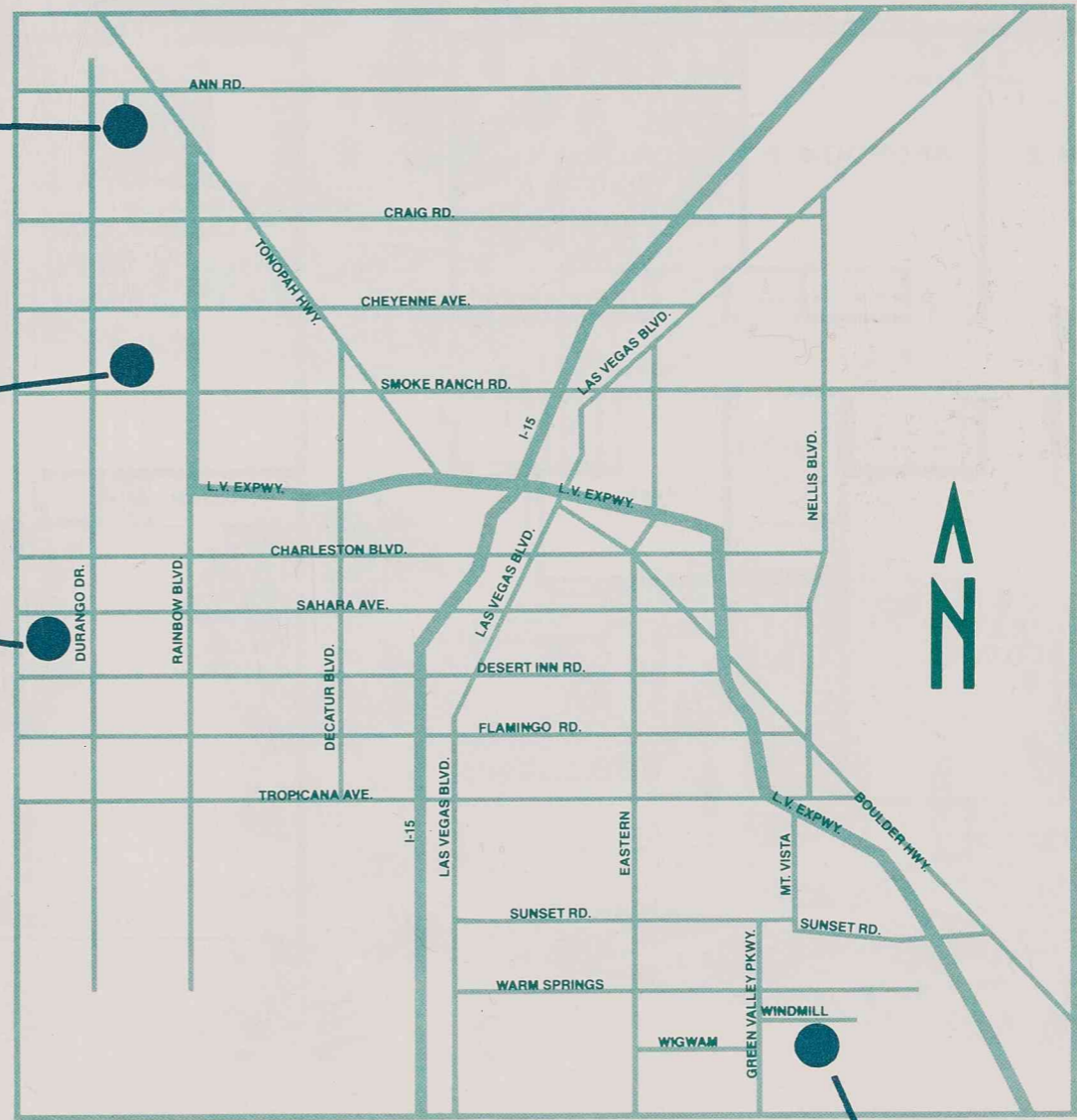
THE SCHULMAN GROUP

  
**Vintage Hills**  
AT PAINTED DESERT

  
**BEACHPORT**  
AT DESERT SHORES

  
**HARBOR GATE**  
AT THE LAKES

  
**SUMMERHILL**  
IN GREEN VALLEY/SILVER SPRINGS



DeAnn Pepper  
254-1198



# BEACHPORT

A T D E S E R T S H O R E S

BY



THE SCHULMAN GROUP





## About Your Builder

The Schulman Group is well known throughout the Southwest for its superbly designed and quality-built residential developments as well as for such recognized, innovative and successful commercial projects as the Alexis Park Resort Hotel, the St. Tropez Resort Hotel and Citibank Park.

Founder of The Schulman Group, Robert H. Schulman, has been developing and building award-winning real estate projects for more than 20 years. Mr. Schulman personally oversees each project, working with a team of professionals dedicated to the principles of quality development.

The Schulman Group is currently developing numerous residential neighborhoods across the Las Vegas Valley. Bringing a new look to the city and its homes, The Schulman Group is planning ahead for the future growth of Las Vegas.

## Outstanding Features

### Quality Exteriors

- ◆ Classic entry doors with deadbolts
- ◆ Fully stuccoed low maintenance exterior styles
- ◆ Drywalled and painted garage with direct home access
- ◆ Durable concrete Spanish tile roof
- ◆ Metal embossed roll-up sectional garage door (pre-wired for automatic opener)
- ◆ Complete block wall fence enclosing side and rear yard with gate
- ◆ Distinctive front yard landscaping with automatic sprinkler system – including trees and shrubs
- ◆ Lighted entries
- ◆ 10 year home owner warranty

### Distinctive Interiors

- ◆ Dramatic vaulted ceilings
- ◆ Plant shelves
- ◆ Luxurious upgraded wall-to-wall carpeting – upgraded pad
- ◆ Elegant ceramic-tile entry
- ◆ Designer no-wax vinyl flooring in kitchen and baths plus utility areas

- ◆ Wood-burning fireplace with gas outlet
- ◆ Pre-wired for telephones and cable TV
- ◆ Soft water loop
- ◆ Smoke detector
- ◆ Ground fault interruptor in baths
- ◆ Large plate mirrors in all baths
- ◆ Distinctive lighting package
- ◆ Screens for all sliding windows and glass doors
- ◆ Abundant electrical outlets including rear patio weather outlet

### Custom Crafted Kitchens

- ◆ Handset ceramic-tile counter tops
- ◆ Quality oak-finish cabinets & vanities
- ◆ Dual basin porcelain-finished kitchen sink
- ◆ Range and continuous cleaning oven
- ◆ Convenient waste disposal
- ◆ Energy-saving dishwasher
- ◆ Water line for ice-maker hook-up

## Outstanding Features *(Continued)*

- ◆ Breakfast bars (some models)
- ◆ Built-in pantries (all plans)

### Master Retreats

- ◆ Walk-in wardrobe closets (selected plans – double rod)
- ◆ Pre-wired for telephone and cable TV
- ◆ Luxurious Roman oval tub
- ◆ Ceramic tile vanity with double sinks
- ◆ Oak-finish cabinetry
- ◆ Ceramic tile shower and tub surrounds

### Energy-Saving Features

- ◆ Insulated steel entry doors
- ◆ Divided light dual-paned windows and sliding glass doors
- ◆ Weather stripping on all exterior doors
- ◆ R-30 rated insulation in ceilings
- ◆ Stucco, insulated exterior walls rated R-17
- ◆ Upgraded pilotless ignition on all gas-cooking appliances

- ◆ 40 gal. quick-recovery gas hot water heaters
- ◆ Thermostatically controlled central air conditioning and gas forced air heating system
- ◆ Hook up for gas dryer
- ◆ Ground level heating and air conditioning systems

### Options for a Customized Home

- ◆ Desert landscape package
- ◆ Mirrored wardrobe doors
- ◆ Upgraded floor coverings
- ◆ Ceiling fan outlets
- ◆ Upgraded appliances
- ◆ Washer, dryer, refrigerator
- ◆ Intercom system
- ◆ Pre-wired for security system
- ◆ Gas outlet for barbecue
- ◆ Microwave oven
- ◆ Whirlpool tub in master bath
- ◆ Shower enclosures

## Price Schedule

Plan 1 SANTA MONICA single story 2 Bedroom / 2 Bath 1170 square feet	\$ <u>90,950</u>
Plan 2 HUNTINGTON single story 3 Bedroom / 2 Bath or 2 Bedroom / 2 Bath / Den 1359 square feet	\$ <u>99,950</u>
Plan 3 SANTA BARBARA 3 Bedroom / 2½ Bath or 2 Bedroom / 2½ Bath / Den 1663 square feet	\$ <u>106,950</u>
Plan 4 NEWPORT 4 Bedroom / 2½ Bath 2082 square feet	\$ <u>120,950</u>

Builder reserves the right to make modifications in prices, materials, plans and specifications without prior notice. Floor plans shown are model elevations. Exterior treatments, window locations and room configurations may vary with elevation. Model home interior decoration, landscaping, hardscape areas, fencing and other amenities are for display purposes only. Renderings and floor plans are artistic conceptions and may not accurately depict the homes as built.





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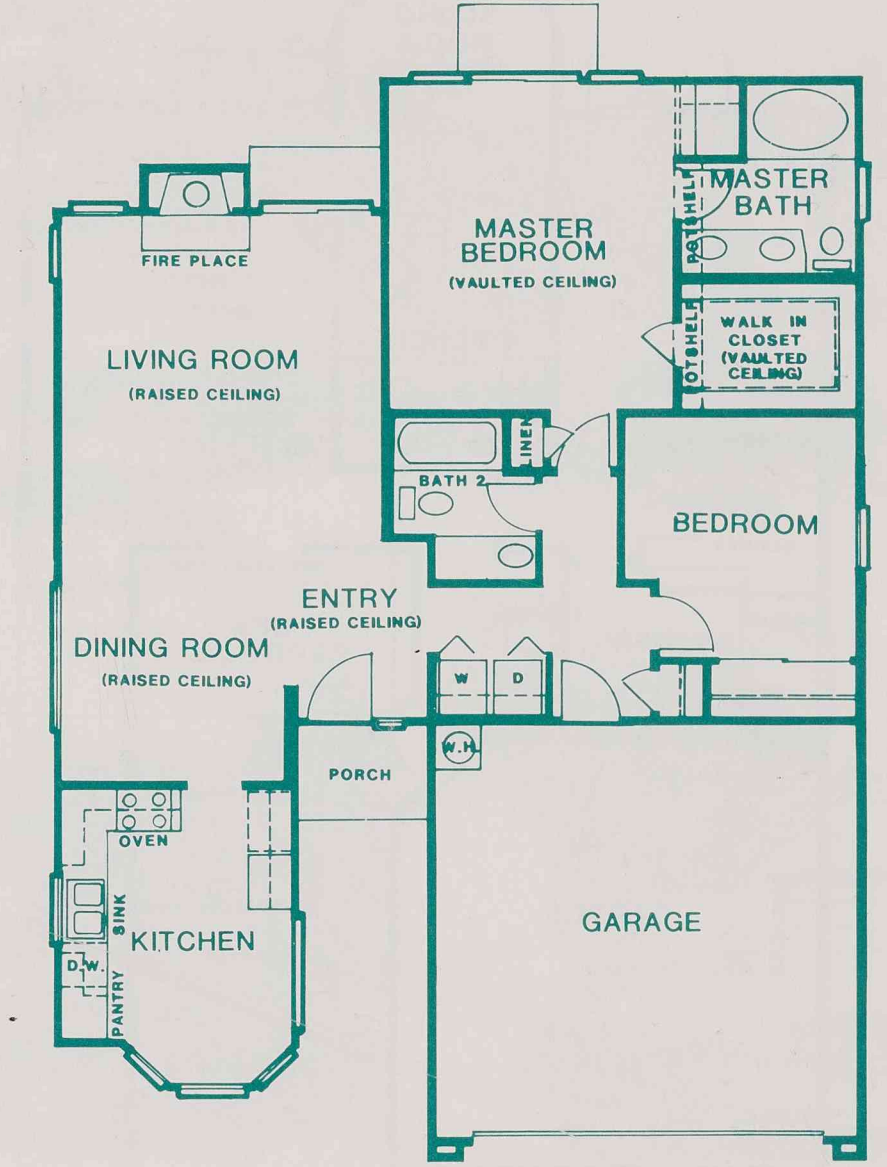


B



C

Plan 1  
**Santa Monica**  
 Artist Conception



Plan 1  
**Santa Monica**  
 Single Story  
 2 Bedroom / 2 Bath  
 1170 square feet

