

OLD FEATURES LIST



SPINNAKER
COVE

AT DESERT SHORES

remove
\$1,100
stucco from
porch

OLD FEATURES LIST



SPINNAKER
COVE

AT DESERT SHORES

STRIKING EXTERIORS

- ▶ Distinctive Mediterranean styling with smooth stucco finish
- ▶ High-quality paint in subtle hues
- ▶ Durable, fire-resistant U.S. clay tile roofing
- ▶ Stucco-block rear- and side-yard fencing with wrought-iron gate
- ▶ Elegant etched marble address tile
- ▶ Solid oak front door with decorative glass inlay
- ▶ Insulated, single-light dual-glazed patio doors
- ▶ Sprinkler pipe under driveway
- ▶ Three-car garage with finished interior, steel roll-up doors, and automatic openers

INTERIOR ENRICHMENTS

- ▶ Ceramic tile floors in entry, kitchen, and nook
- ▶ Dramatic vaulted ceilings
- ▶ Fireplace in family room and master suite with glass doors and gas stub-outs
- ▶ Built-in wet bar with polished granite tops (ceramic tile in Plan 4)
- ▶ Custom whitewashed oak cabinets throughout
- ▶ Plush, wall-to-wall carpeting throughout living and dining areas, family room, bedrooms, halls, and baths, in an array of designer-selected colors
- ▶ Extensive architectural detailing including pot shelves, niches, and built-in shelves (some plans)
- ▶ Designer series Weiser polished brass hardware
- ▶ Mirrored wardrobe doors in all bedrooms
- ▶ Raised-panel interior doors
- ▶ Designer-selected light fixtures

GOURMET KITCHENS

- ▶ Sparkling ceramic tile countertops with full-back splash and color accent option
- ▶ Well-appointed cabinetry with sponge trays, spice racks, adjustable shelves, and easy-care melamine interior
- ▶ Built-in countertop soap and lotion dispensers, easily adapted for future water purifier
- ▶ General Electric Monogram series five-burner gas cook-top (with downdraft in Plan 4)
- ▶ General Electric Monogram series double ovens
- ▶ General Electric Monogram series built-in refrigerator with ice-maker
- ▶ General Electric Monogram series eye-level microwave
- ▶ General Electric Monogram series trash compactor
- ▶ General Electric white-on-white multi-cycle dishwasher
- ▶ Insinkerator disposal
- ▶ Sunny nook for informal meals

SPACIOUS MASTER SUITES

- ▶ Vaulted ceilings
- ▶ Romantic fireplace with marble or travertine face and hearth
- ▶ Lavish, compartmented bath with spa tub, separate glass-enclosed shower with ceramic tile surrounds and accent color option
- ▶ Ceramic tile pullman top and full-width mirror
- ▶ Elegant architectural series Möen brass and chrome faucets
- ▶ Convenient vanities in most models

FINISHING TOUCHES

- ▶ Custom-crafted wood window sills
- ▶ Handsome hardwood staircase and handrailings
- ▶ Lightly textured walls with rounded corners
- ▶ Interior service room with easy-care vinyl flooring, ceramic countertop, utility sink, and gas and 220V outlet for dryer
- ▶ Thermostatically controlled heating and air conditioning
- ▶ Pre-wiring for telephone, cable television, alarm, and central vacuum system
- ▶ Pre-wiring for ceiling fans in family room and all bedrooms
- ▶ Gas stub-out for barbecue
- ▶ Sound insulation in master suite (Plans 1 and 3)
- ▶ 75-gallon gas water heater

ENERGY-SAVING EXTRAS

- ▶ Superior insulation with R-30 rated ceiling and R-19 rated walls
- ▶ Dual-paned windows and doors
- ▶ Weatherstripping on all exterior doors
- ▶ Pilotless ignition on all gas appliances
- ▶ Custom home poly-sealing for significant savings on heating and cooling costs
- ▶ Balanced power
- ▶ Soft water loop
- ▶ "Dow" brand exterior insulation

In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, features, and prices without notice. All residents become members of the Desert Shores and the Spinnaker Cove Home Owners' Association which maintain common facilities and promote architectural standards. For more information on monthly fees, please see your project sales representative. Windows may vary with elevation.



Discover a private world

freshened by shimmering lakes,

sweetened by cool breezes,

enriched by marvelous recreational amenities,

cradled by the majesty of a mountain horizon.

Discover a collection of homes

superbly designed,

masterfully crafted,

beautifully appointed.

Discover the one place

where these two things

are brought together:

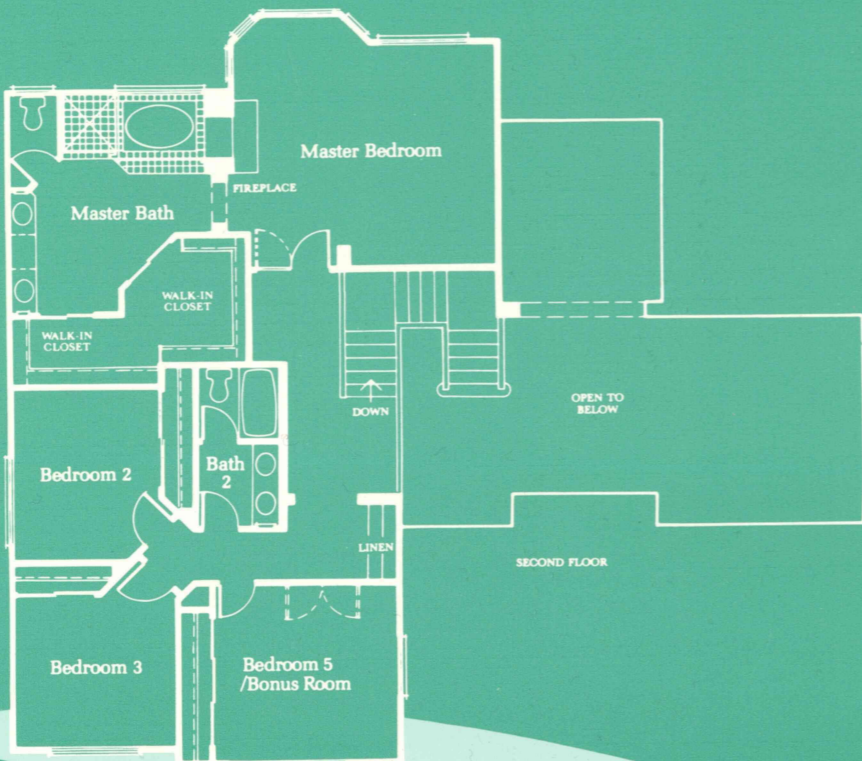
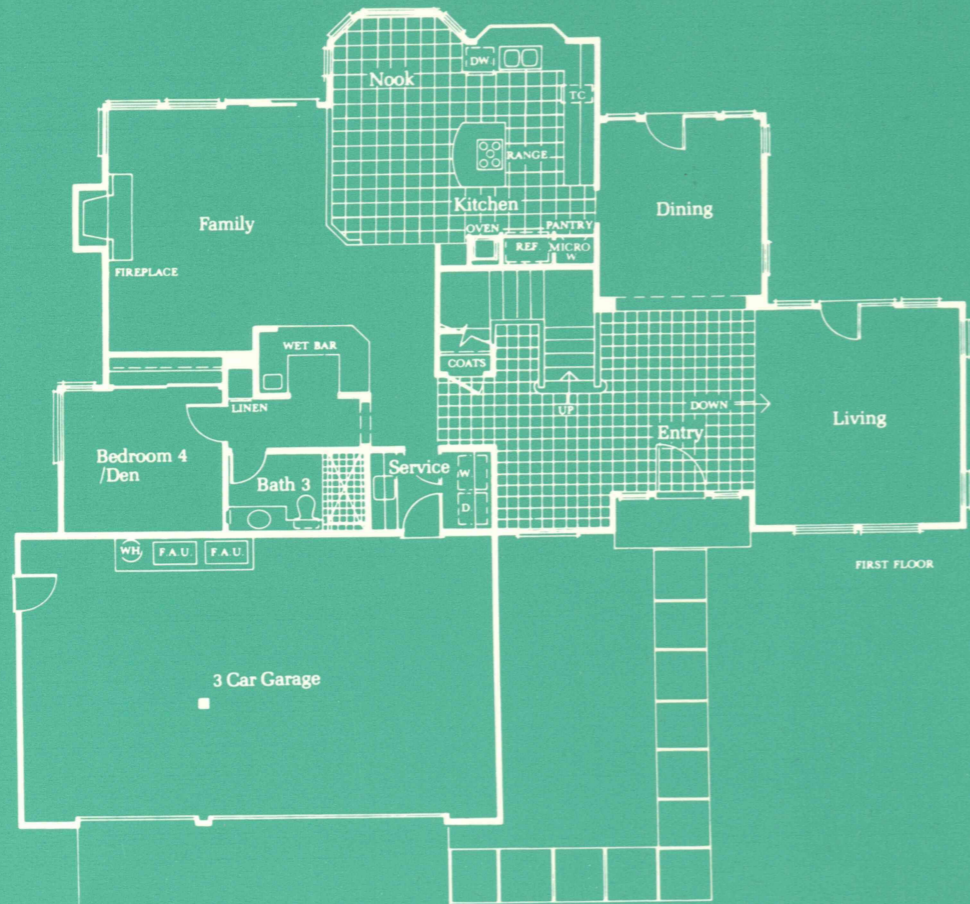
Spinnaker Cove

at master-planned Desert Shores.

And discover a way of life

your family will treasure

for years to come.



PLAN 4R
Two-Story
Five Bedrooms
(Optional Den and Bonus Room)
Three Baths
Three-Car Garage
Approximately 3,083 Square Feet

THE MALLORCA

Welcome To



SPINNAKER COVE AT DESERT SHORES

Price Information

794-4412 Doyle
copy off computer

as of 8-9-90

THE MALLORCA

PLAN 4R
Two-Story
Five Bedrooms
(Optional Den and Bonus Room)
Three Baths
Approximately 3,083 Square Feet

11-20-90
254,900

~~\$ 245,000~~

one lot left, LOT 39 (that has been) w/ 8,000 LOT FARM released.

Assoc Fee 8-11-90 60.05 45.50 105

THE VALENCIA

PLAN 1
Single Story
Three Bedrooms
(Optional Den)
Two and One-Half Baths
Approximately 2,025 Square Feet

~~\$ 195,000~~

199,900 CB-13090

THE RENDOVA

PLAN 2R
Two-Story
Three Bedrooms Plus Den
Three Baths
Approximately 2,421 Square Feet

~~\$ 225,000~~

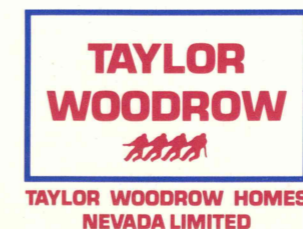
THE BERMUDA

PLAN 3
Two-Story
Four Bedrooms
Two and One-Half Baths
Approximately 2,672 Square Feet

~~\$ 233,000~~

Nancy

135,000 130-90
Chumey LP-Lake



105 7 days



Prices effective _____

2924 Sterling Cove Drive, Las Vegas, Nevada 89128 • (702) 254-5255



In our continuing effort to meet the challenges of product improvement, we reserve the right to modify or change prices, specifications, features, and prices without notice.



SPINNAKER COVE

AT DESERT SHORES

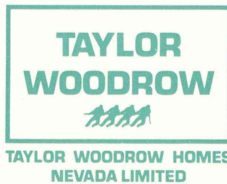
LOT 38
265,000

SITE PLAN



PHASE ONE

This site plan is not intended as a legal description of the property. The depiction of property boundaries and building locations is meant to serve only as a general guide.



83220
LOW-249,000
6-10-90 SD
7-30-90 ED

2804 Summer Lake DR.
4-18-90 CONT
253,000 TOTAL PRICE
INCL 10,000 LP
248,000 BP

2809 S. L.D.
315,000 SP
2-24-90 SD
6-1-90

2805 S. L.D.
328,000
Pre Sale 4-4-90 SD
95,000 LP
6-27-90 CD

8-9-90

8325 OPAL.

248,000 BP
6-15-90
520-90

FIRST PHASE WTR Prem
130,000

95,000 WTP Prem.

2801 Summer
LOW. 5-23-90 CD
8-9-90 CD.





SPINNAKER COVE

AT DESERT SHORES

SPINNAKER COVE AT DESERT SHORES PHASE I - 5 UNITS

BLOCK/ LOT # -----	PLAN -----	STREET ADDRESS -----	SALES PRICE -----	
3/29	2CR	8320 OPAL COVE DRIVE	225,000	
3/30	3AR	8324 OPAL COVE DRIVE	238,000	
3/32	3C	2808 SUMMER LAKE DRIVE	233,000	
1/27	3C	8321 OPAL COVE DRIVE	233,000	
1/25	1BR	8329 OPAL COVE DRIVE	195,000	<i>Contingent/Sold</i>

PHASE II - 9 UNITS

BLOCK/ LOT # -----	PLAN -----	STREET ADDRESS -----	SALES PRICE -----	
4/5	2BR	8316 GRANITE LAKE DRIVE	\$ 232,000	
4/6	1AR	8320 GRANITE LAKE DRIVE	197,000	<i>Contingent/Sold</i>
4/8	3AR	8328 GRANITE LAKE DRIVE	235,000	<i>Contingent/Sold</i>
3/39	3C	8313 GRANITE LAKE DRIVE	251,000	
3/37	3B	8321 GRANITE LAKE DRIVE	241,000	
3/36	2C	8325 GRANITE LAKE DRIVE	232,000	
3/35	1CR	8329 GRANITE LAKE DRIVE	202,000	
3/34	3B	2816 SUMMER LAKE DRIVE	240,000	
1/17	2BR	2825 SUMMER LAKE DRIVE	355,000	

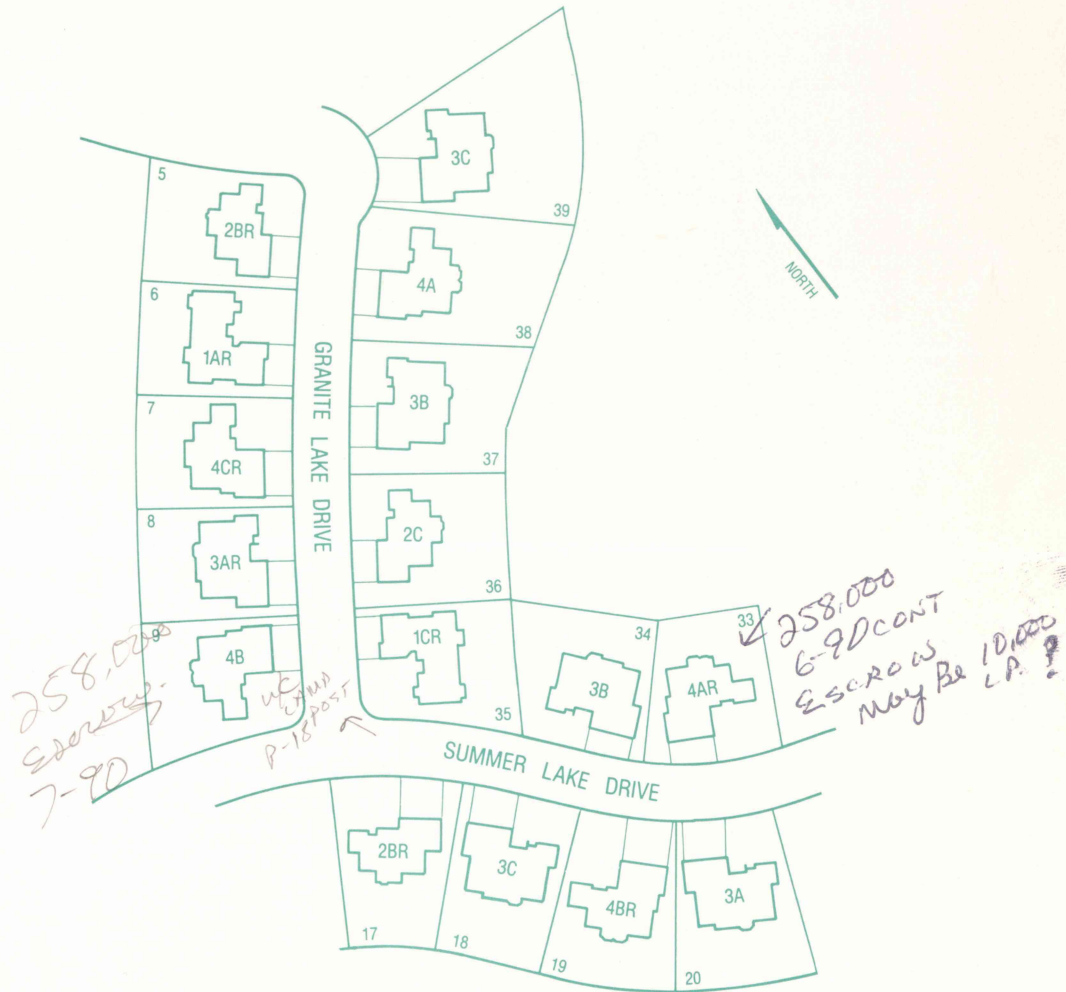
(August 31, 1990)



SPINNAKER COVE

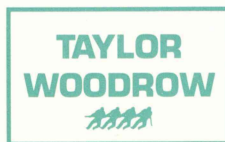
AT DESERT SHORES

SITE PLAN



PHASE TWO

This site plan is not intended as a legal description of the property. The depiction of property boundaries and building locations is meant to serve only as a general guide.

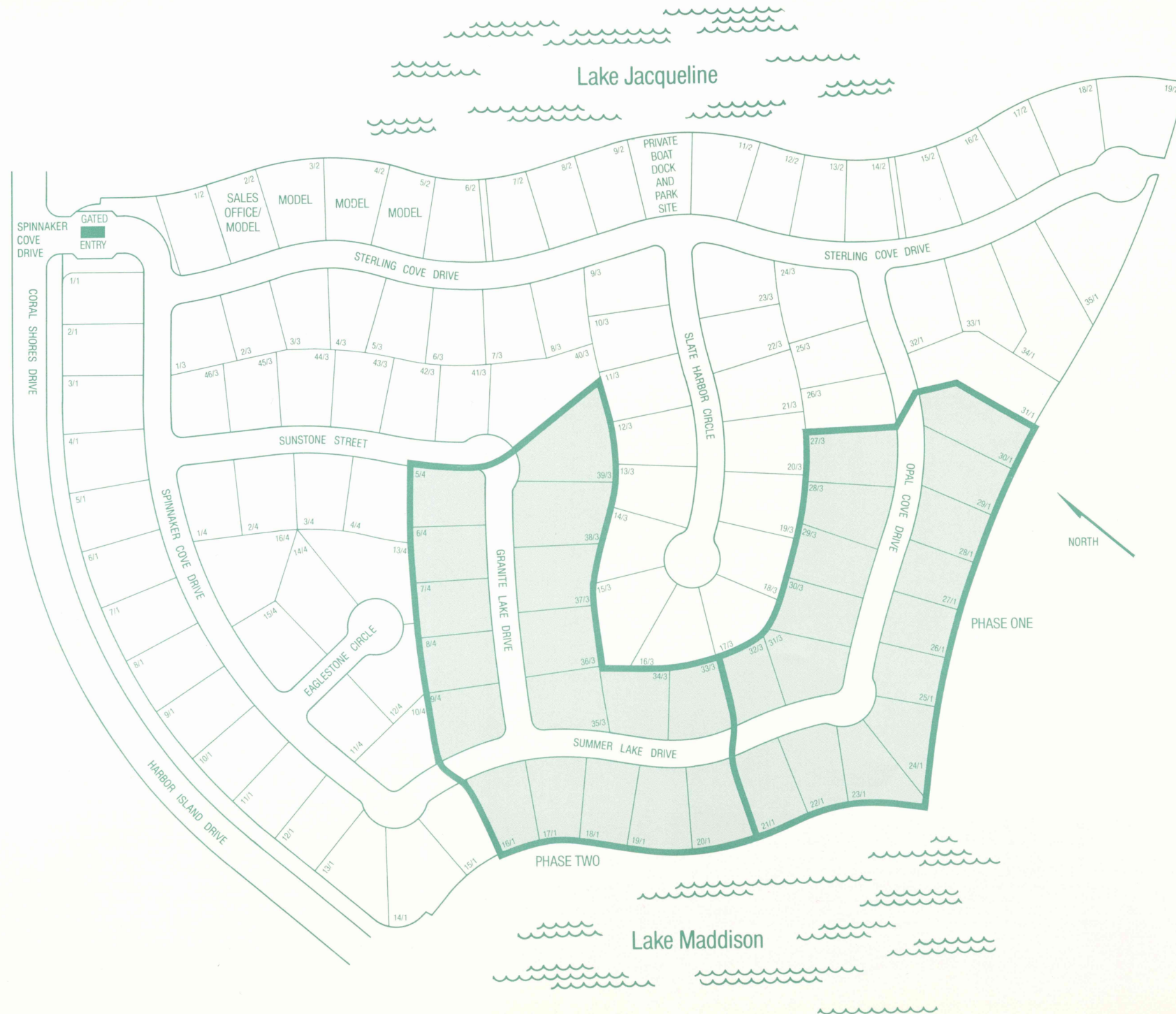


TAYLOR WOODROW HOMES NEVADA LIMITED



2924 Sterling Cove Drive, Las Vegas, Nevada 89128 • (702) 254-5255



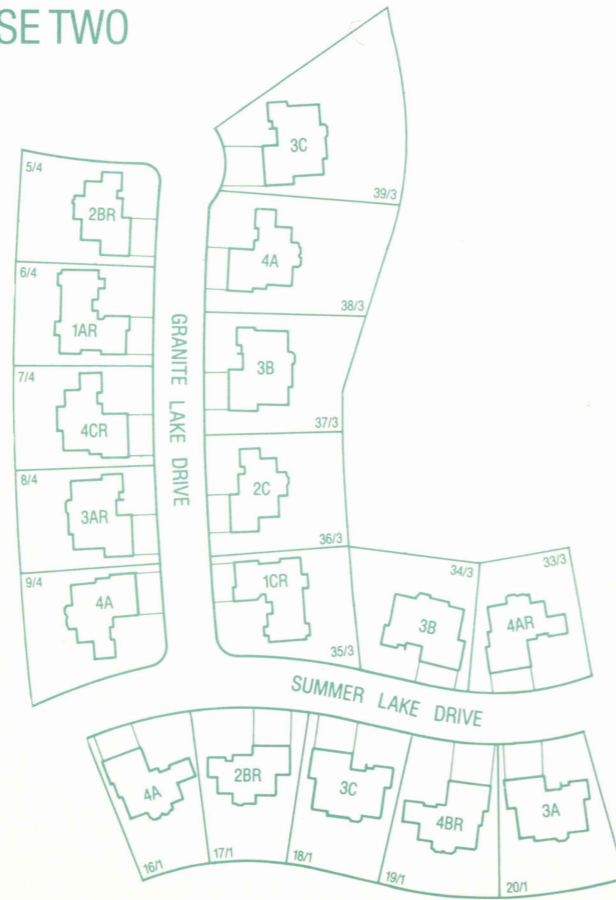




SPINNAKER
COVE
AT DESERT SHORES

SITE PLAN

PHASE TWO



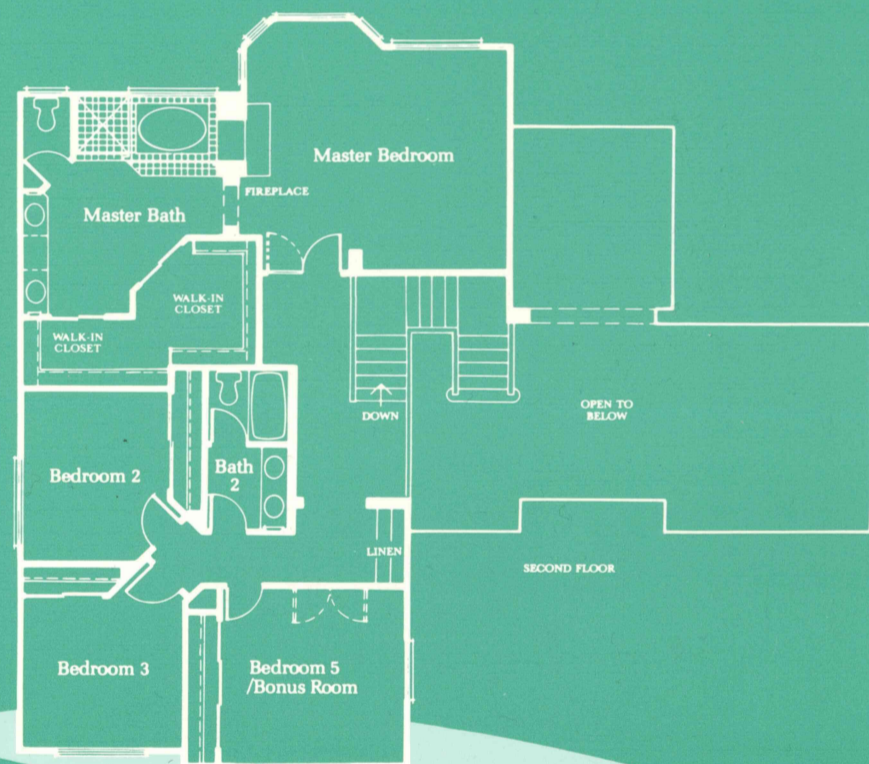
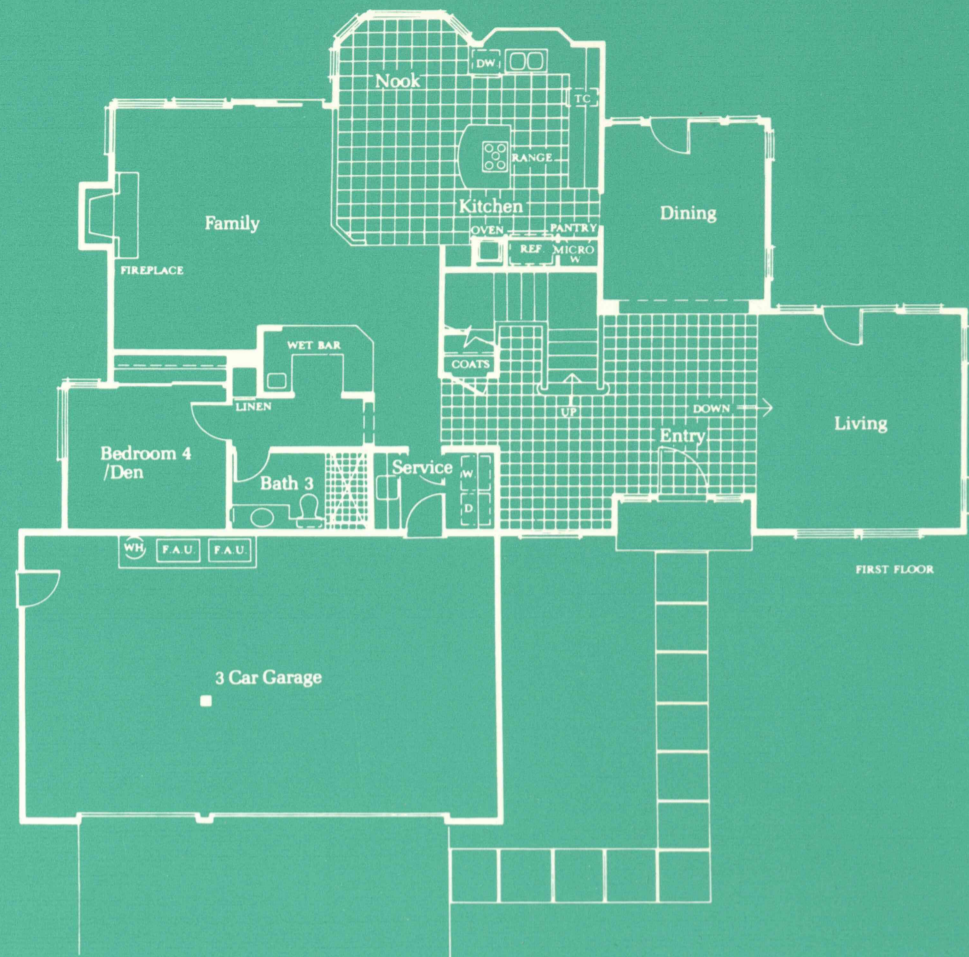
PHASE ONE



2924 Sterling Cove Drive, Las Vegas, Nevada 89128 • (702) 254-5255

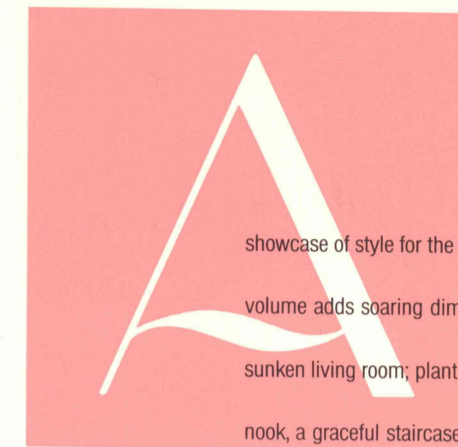
This site plan is not intended as a legal description of the property.
The depiction of property boundaries and building locations is meant to serve only as a general guide.



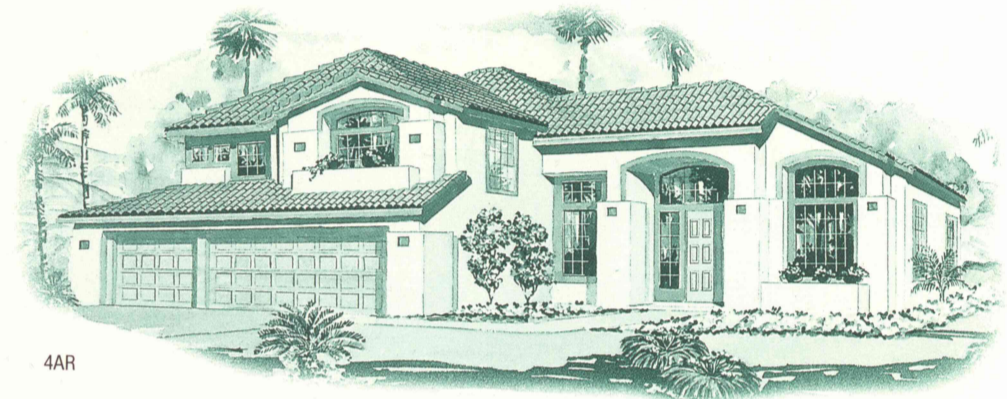


PLAN 4R
 Two-Story
 Five Bedrooms
 (Optional Den and Bonus Room)
 Three Baths
 Three-Car Garage
 Approximately 3,083 Square Feet

THE MALLORCA



showcase of style for the family which has everything. Two-story volume adds soaring dimension to the expansive foyer and sunken living room; plant shelves, a variety of windows, a bayed nook, a graceful staircase... all lend elegant beauty to this spacious arrangement.



4AR



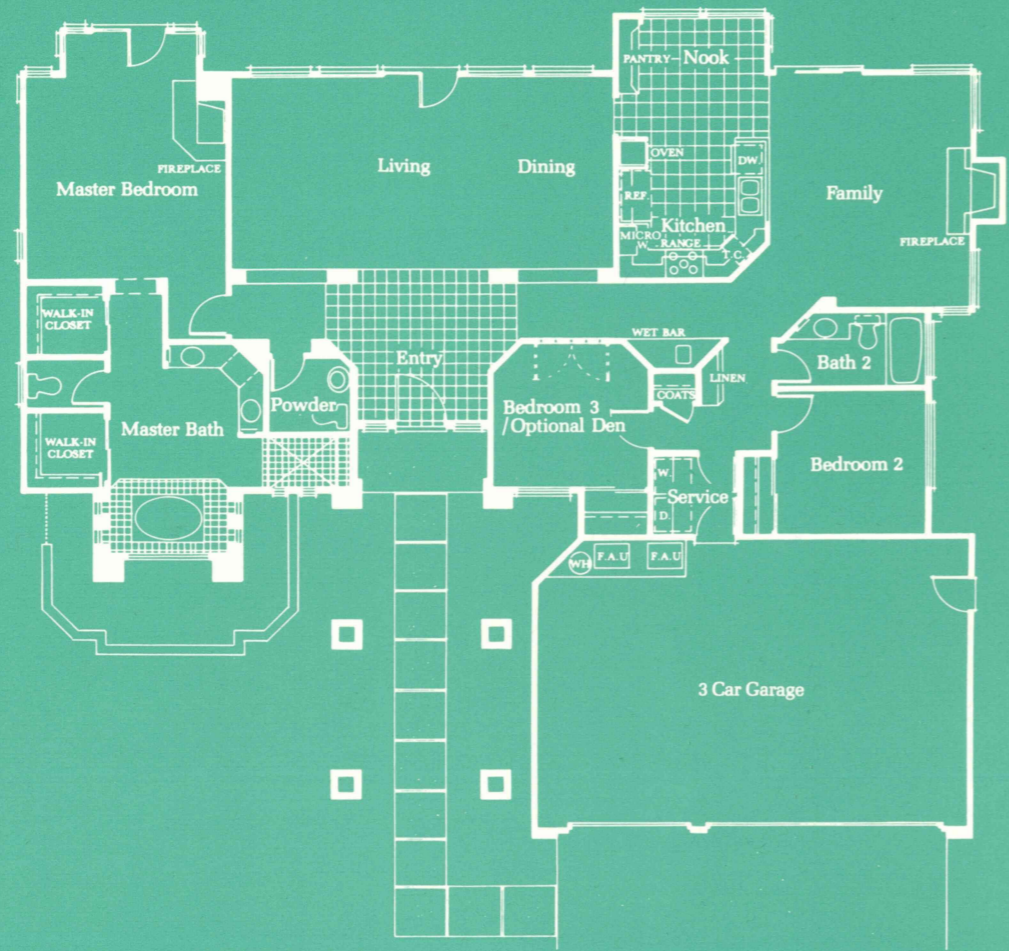
4BR



4CR

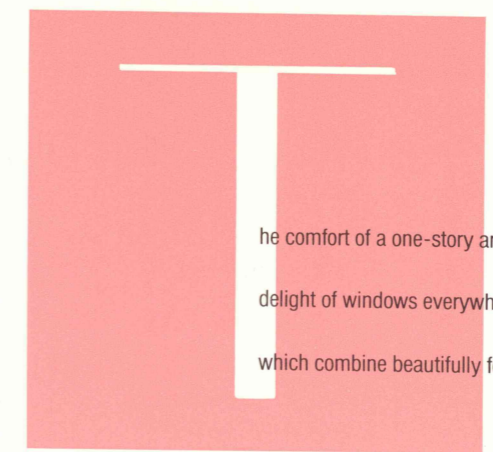
Artist's concepts



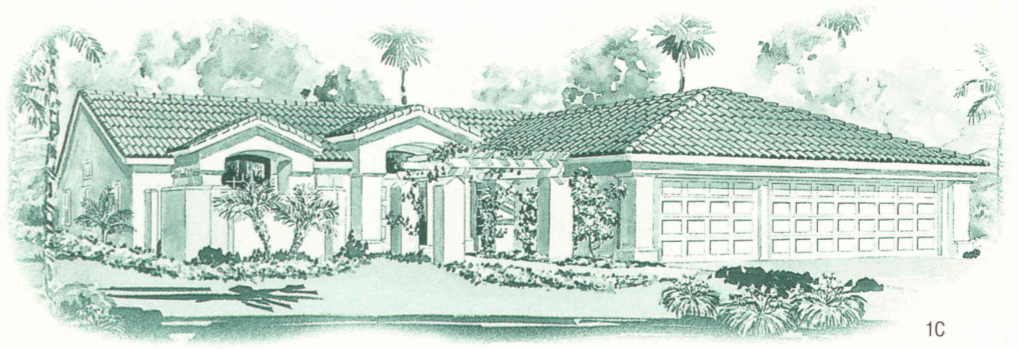
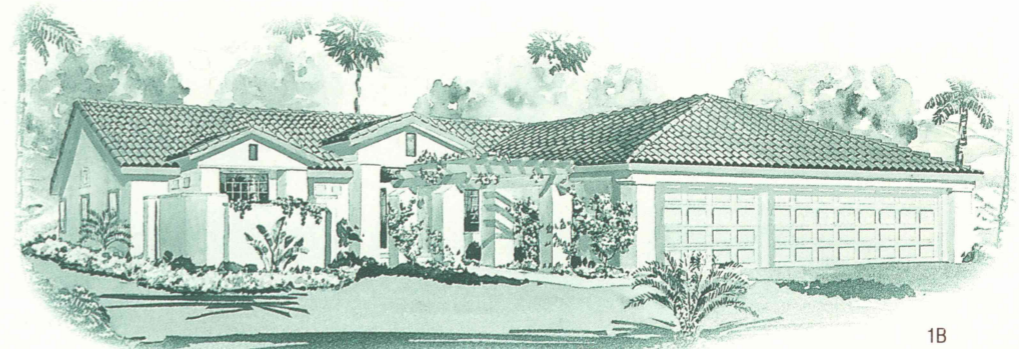


PLAN 1
 Single-Story
 Three Bedrooms
 (Optional Den)
 Two and One-Half Baths
 Three-Car Garage
 Approximately 2,025 Square Feet

THE VALENCIA

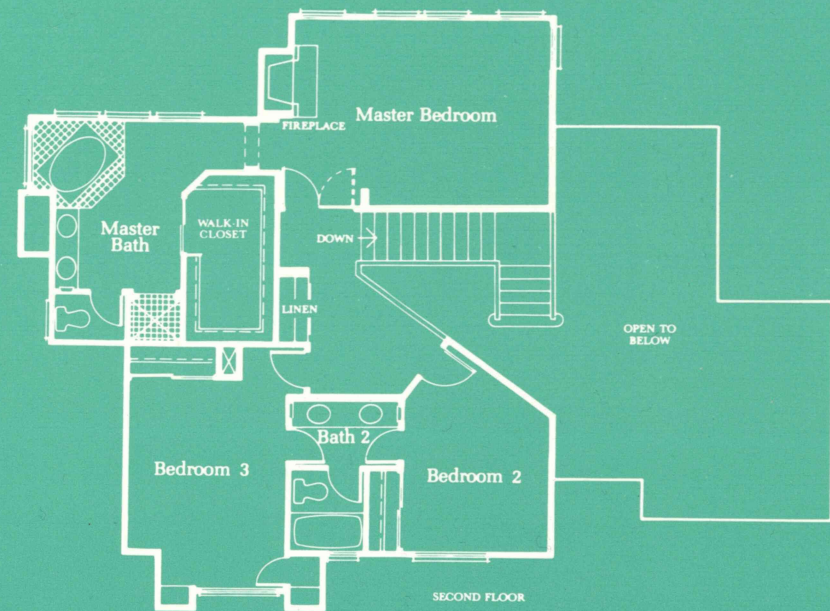
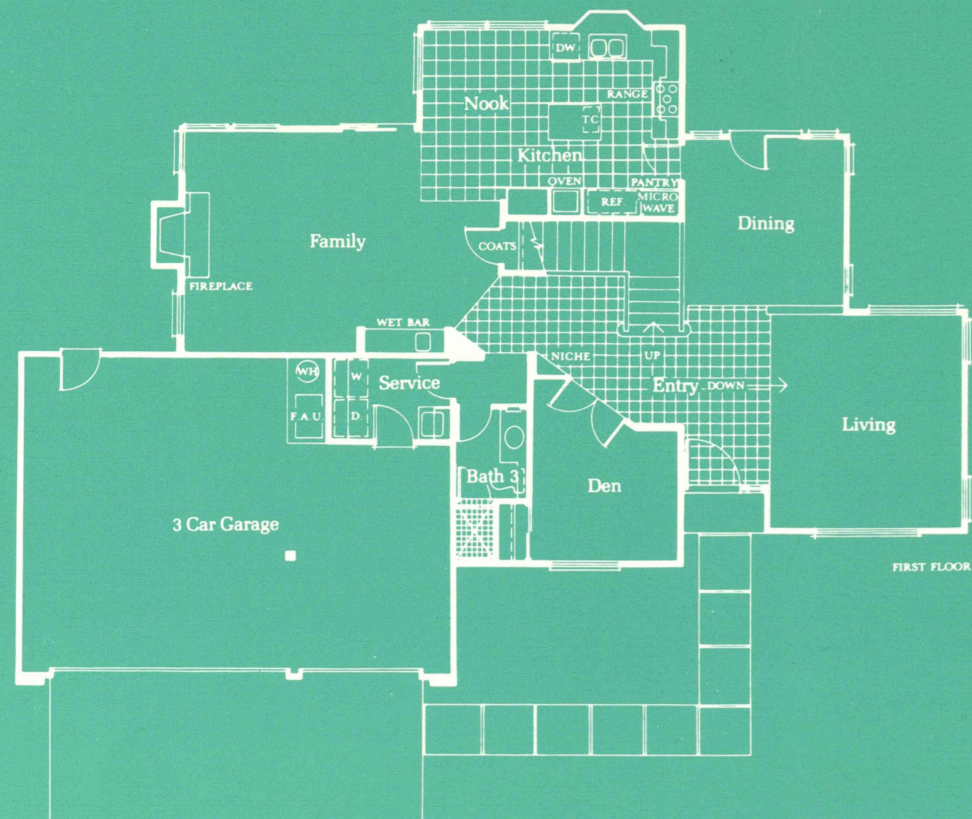


The comfort of a one-story arrangement, brightened by the sheer
 delight of windows everywhere. Note the living and dining rooms,
 which combine beautifully for entertaining at home.



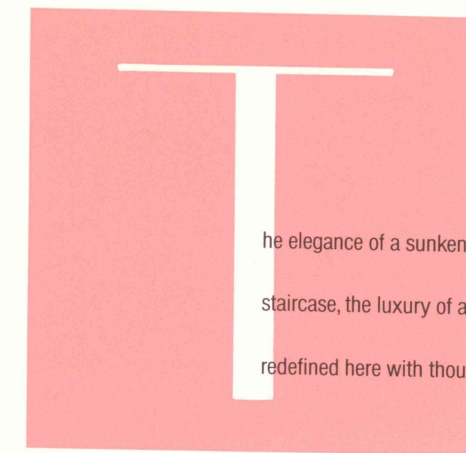
Artist's concepts



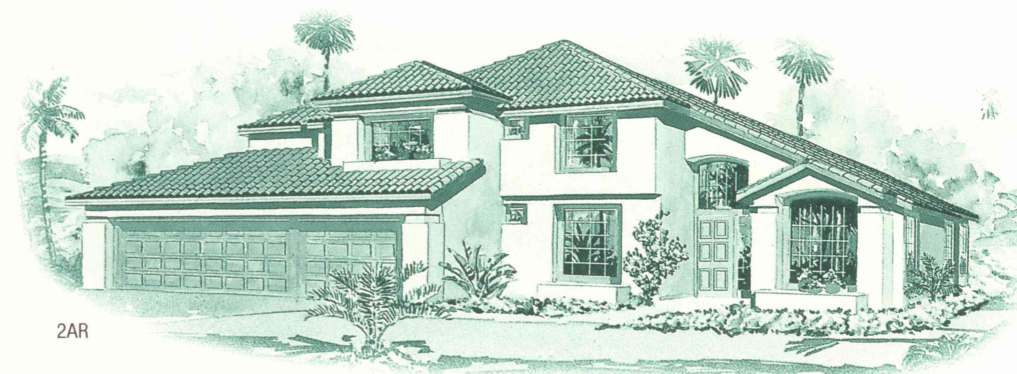


PLAN 2R
 Two-Story
 Three Bedrooms Plus Den
 Three Baths
 Three-Car Garage
 Approximately 2,421 Square Feet

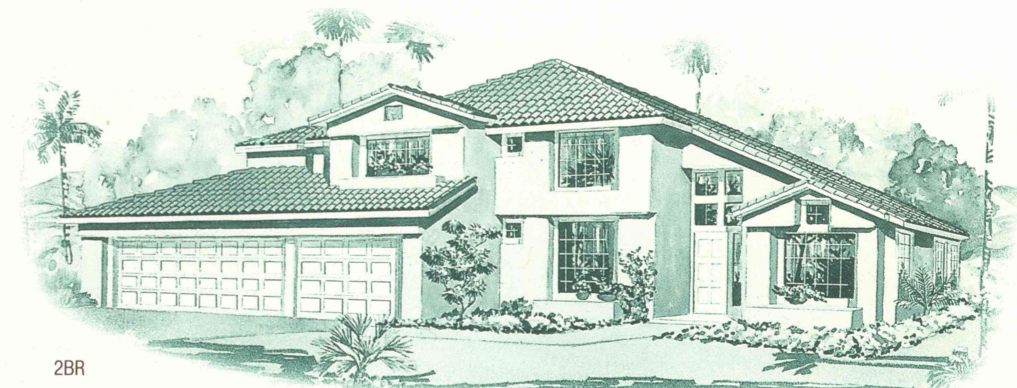
THE RENDOVA



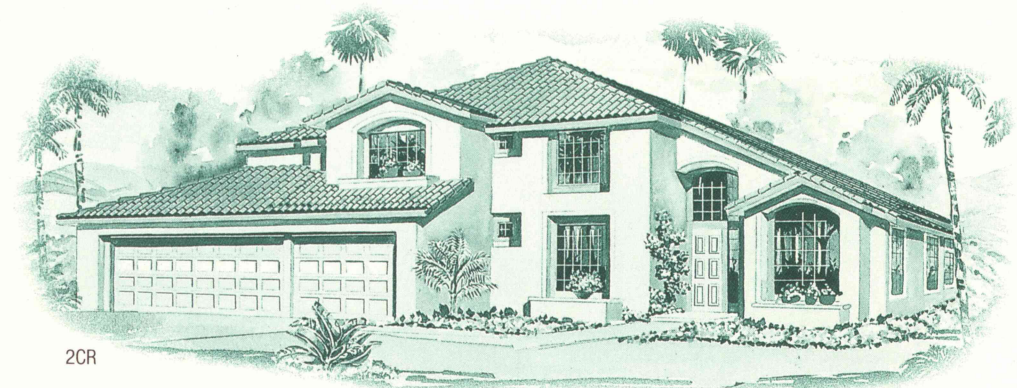
The elegance of a sunken living room, the grace of a sweeping staircase, the luxury of a sumptuous master suite: elegance is redefined here with thoughtful touches.



2AR



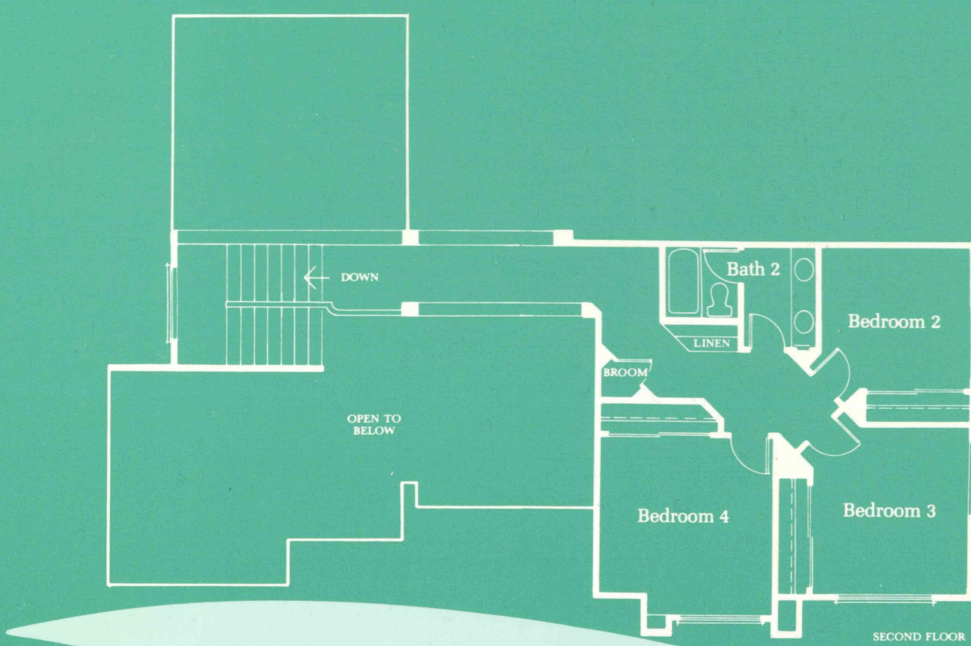
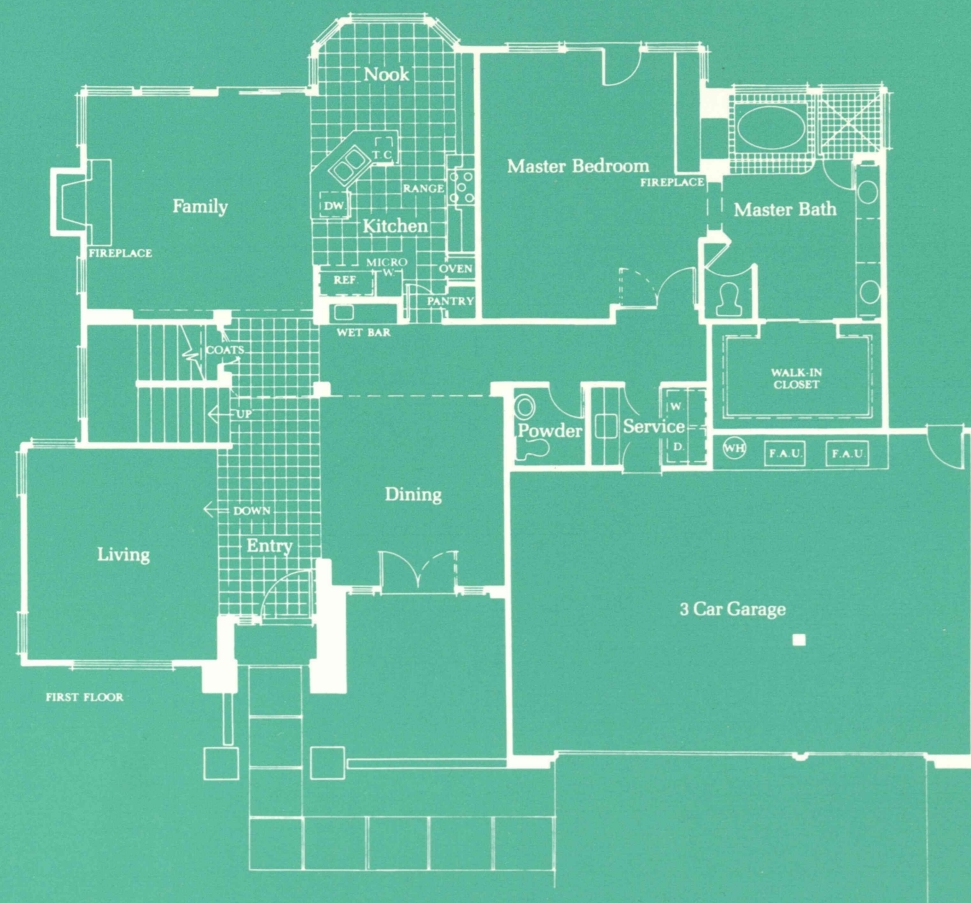
2BR



2CR

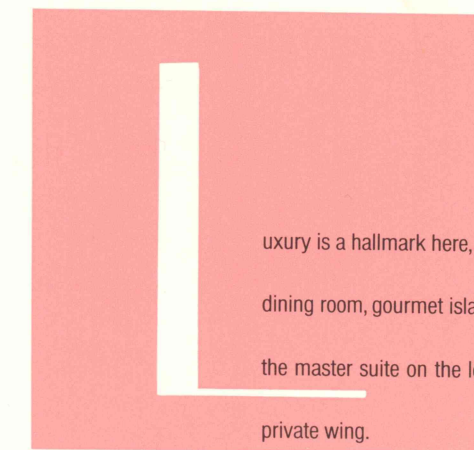
Artist's concepts



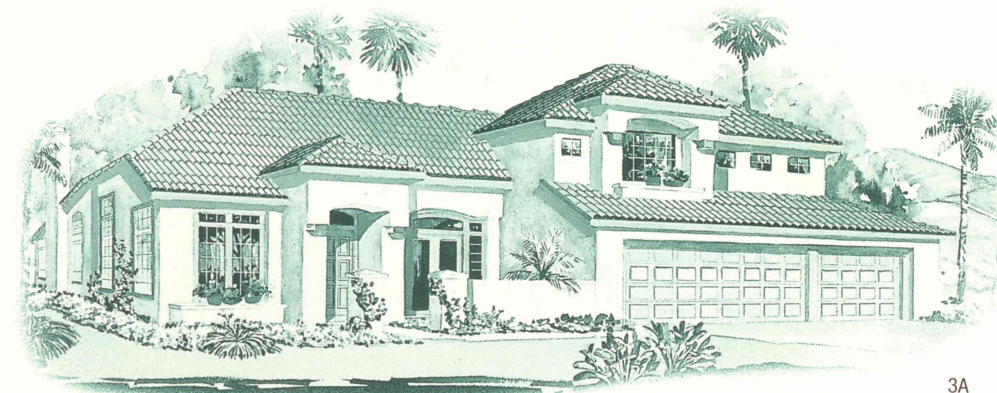


PLAN 3
 Two-Story
 Four Bedrooms
 Two and One-Half Baths
 Three-Car Garage
 Approximately 2,672 Square Feet

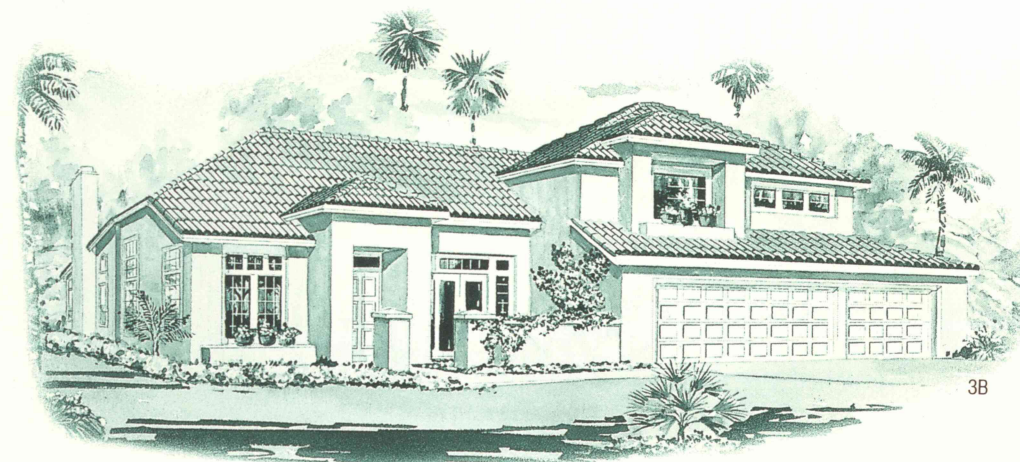
THE BERMUDA



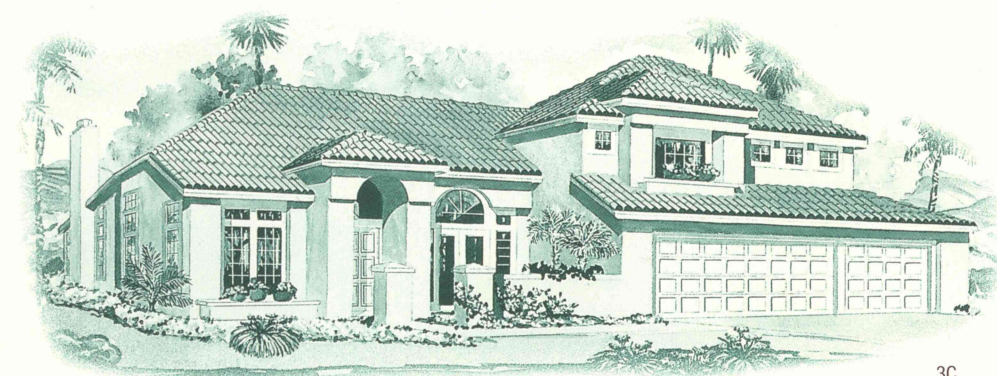
Luxury is a hallmark here, with separate living room and formal dining room, gourmet island kitchen, and sunny nook. Note the master suite on the lower level, which occupies its own private wing.



3A



3B



3C

Artist's concepts



NOTEWORTHY FEATURES

STRIKING EXTERIORS

- ▶ Distinctive Mediterranean styling with smooth stucco finish
- ▶ High-quality paint in subtle hues
- ▶ Durable, fire-resistant U.S. clay tile roofing
- ▶ Stucco-block rear- and side-yard fencing with wrought-iron gate
- ▶ Elegant etched marble address tile
- ▶ Solid oak front door with decorative glass inlay
- ▶ Insulated, single-light dual-glazed patio doors
- ▶ Sprinkler pipe under driveway
- ▶ Three-car garage with finished interior, steel roll-up doors, and automatic openers

INTERIOR ENRICHMENTS

- ▶ Ceramic tile floors in entry, kitchen, and nook
- ▶ Dramatic vaulted ceilings
- ▶ Fireplace in family room and master suite with glass doors and gas stub-outs
- ▶ Built-in wet bar with polished granite tops (ceramic tile in Plan 4)
- ▶ Custom whitewashed oak cabinets throughout
- ▶ Plush, wall-to-wall carpeting throughout living and dining areas, family room, bedrooms, halls, and baths, in an array of designer-selected colors
- ▶ Extensive architectural detailing including pot shelves, niches, and built-in shelves (some plans)
- ▶ Designer series Weiser polished brass hardware
- ▶ Mirrored wardrobe doors in all bedrooms
- ▶ Raised-panel interior doors
- ▶ Designer-selected light fixtures

GOURMET KITCHENS

- ▶ Sparkling ceramic tile countertops with full-back splash and color accent option
- ▶ Well-appointed cabinetry with sponge trays, spice racks, adjustable shelves, and easy-care melamine interior
- ▶ Built-in countertop soap and lotion dispensers, easily adapted for future water purifier
- ▶ General Electric Monogram series five-burner gas cook-top (with downdraft in Plan 4)
- ▶ General Electric Monogram series double ovens
- ▶ General Electric Monogram series built-in refrigerator with ice-maker
- ▶ General Electric Monogram series eye-level microwave
- ▶ General Electric Monogram series trash compactor
- ▶ General Electric white-on-white multi-cycle dishwasher
- ▶ Insinkerator disposal
- ▶ Sunny nook for informal meals

SPACIOUS MASTER SUITES

- ▶ Vaulted ceilings
- ▶ Romantic fireplace with marble or travertine face and hearth
- ▶ Lavish, compartmented bath with spa tub, separate glass-enclosed shower with ceramic tile surrounds and accent color option
- ▶ Ceramic tile pullman top and full-width mirror
- ▶ Elegant architectural series Möen brass and chrome faucets
- ▶ Convenient vanities in most models

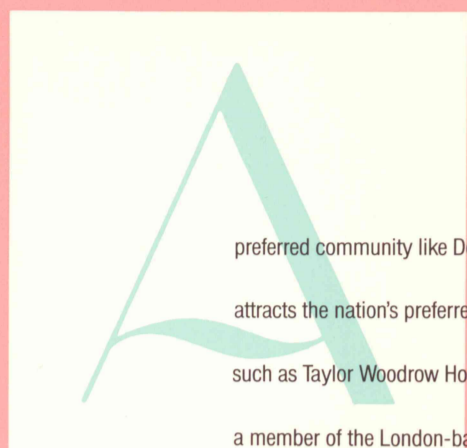
FINISHING TOUCHES

- ▶ Custom-crafted wood window sills
- ▶ Handsome hardwood staircase and handrailings
- ▶ Lightly textured walls with rounded corners
- ▶ Interior service room with easy-care vinyl flooring, ceramic countertop, utility sink, and gas and 220V outlet for dryer
- ▶ Thermostatically controlled heating and air conditioning
- ▶ Pre-wiring for telephone, cable television, alarm, and central vacuum system
- ▶ Pre-wiring for ceiling fans in family room and all bedrooms
- ▶ Gas stub-out for barbecue
- ▶ Sound insulation in master suite (Plans 1 and 3)
- ▶ 75-gallon gas water heater

ENERGY-SAVING EXTRAS

- ▶ Superior insulation with R-30 rated ceiling and R-19 rated walls
- ▶ Dual-paned windows and doors
- ▶ Weatherstripping on all exterior doors
- ▶ Pilotless ignition on all gas appliances
- ▶ Custom home poly-sealing for significant savings on heating and cooling costs
- ▶ Balanced power
- ▶ Soft water loop
- ▶ "Dow" brand exterior insulation

In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, features, and prices without notice. All residents become members of the Desert Shores and the Spinnaker Cove Home Owners' Association which maintain common facilities and promote architectural standards. For more information on monthly fees, please see your project sales representative. Windows may vary with elevation.



preferred community like Desert Shores
attracts the nation's preferred developers...
such as Taylor Woodrow Homes Nevada Limited,
a member of the London-based

Taylor Woodrow Group.

Founded by Lord Taylor in 1921,

this worldwide team consists

of more than 150 engineering,

construction, and development companies

generating annual sales in excess of \$2 billion.

In the United States,

Taylor Woodrow Homes has received

regional and national acclaim

for presenting homes

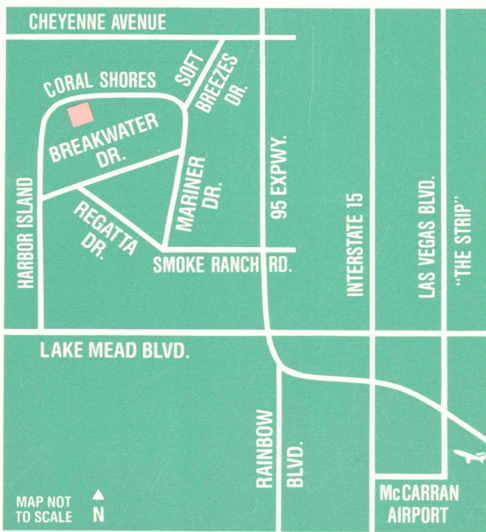
in unparalleled living environments.

Spinnaker Cove, among its premiere offerings

in the Las Vegas area,

is a continuation of the firm's

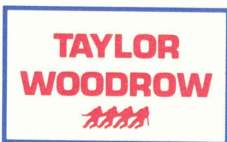
long established tradition of excellence.



2928 Sterling Cove Drive

Las Vegas, Nevada 89128

(702) 254-5255



TAYLOR WOODROW HOMES
NEVADA LIMITED