

Lakes

440- 501

504

505

507



Bayside

By American West Development



Presenté!

If you've ever spent a day along the Mediterranean coast you'll want to spend your life at Bayside. Never been there? Now you have.

Bayside is a unique collection of homes inspired by the timeless, sun-drenched villas found in the French Riviera. Filled with American innovations.

Tres magnifique!

Designed for American West Development by one of America's finest architectural firms, Bayside belongs at The Lakes. Neopolitan-hued stucco exteriors and quaint red tile roofs create a skyscape reminiscent of the Old World . . . but in a refreshingly new part of Las Vegas.

C'est formidable!

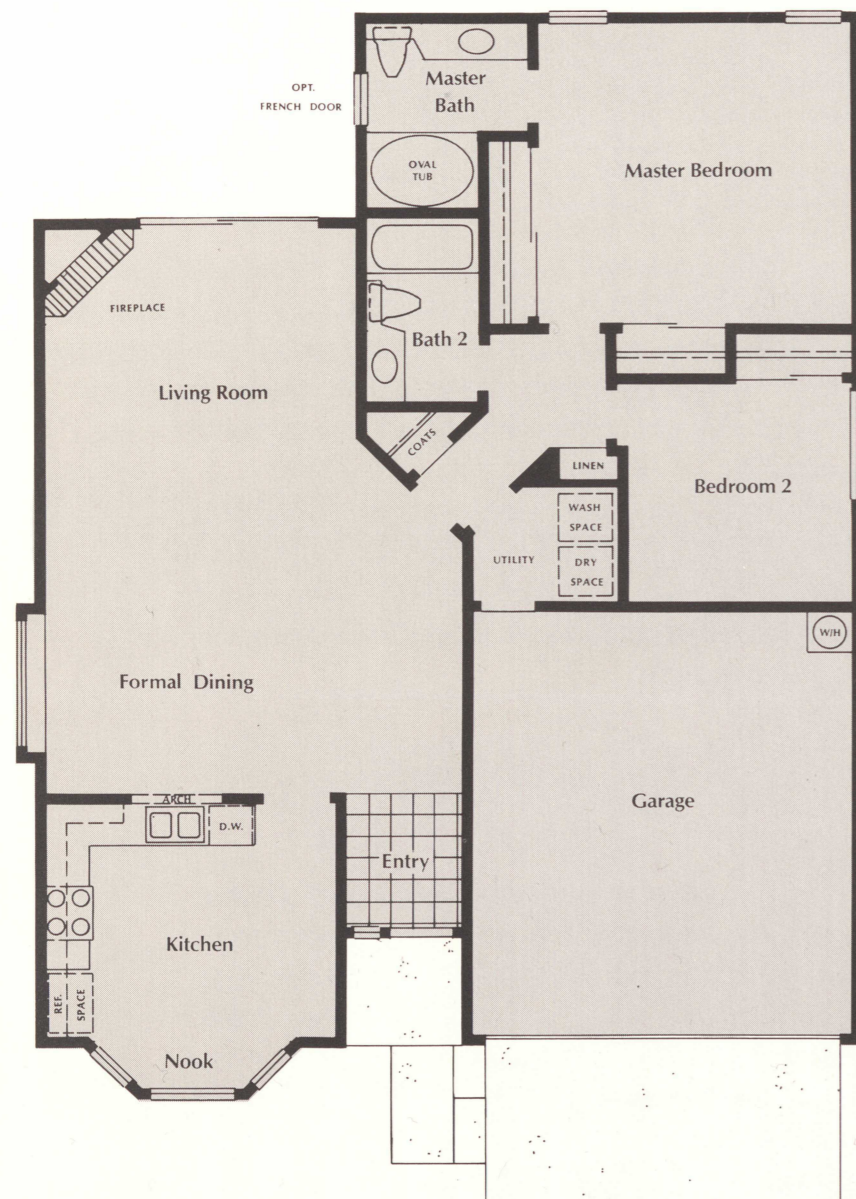
High, vaulted ceilings . . . massive, elegantly arched windows focusing on purple sunsets over Red Rock Canyon . . . or French doors opening to the jet set glitter of the Las Vegas Strip below. It's peace or panache . . . or both . . . at your whim.

There are four fashionable floorplans from which to choose, each with its own special appeal. Architecturally exciting and waiting for your personal touch. Your own distinctive style.

Vive le différence!

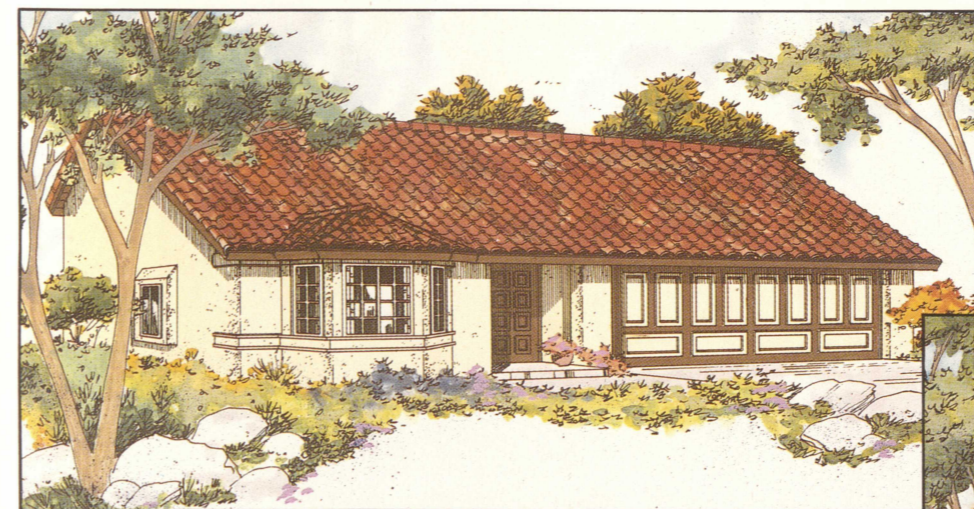
The Lakes at West Sahara offers a most desirable address in a planned community that's being developed to include fine restaurants, neighborhood shops and conveniences.

Consider Bayside your summer home for all seasons.

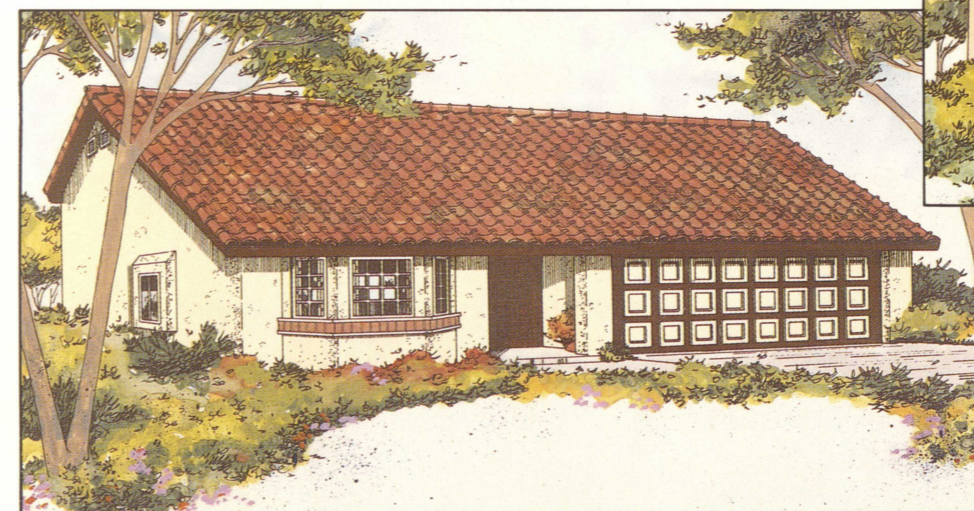


Welcome to Bayside, an exclusive neighborhood of Mediterranean-styled homes that were specifically created by one of America's finest architects to complement the master-planned environment of The Lakes at West Sahara. Feel free to explore every nook and cranny, every tum and elevation.

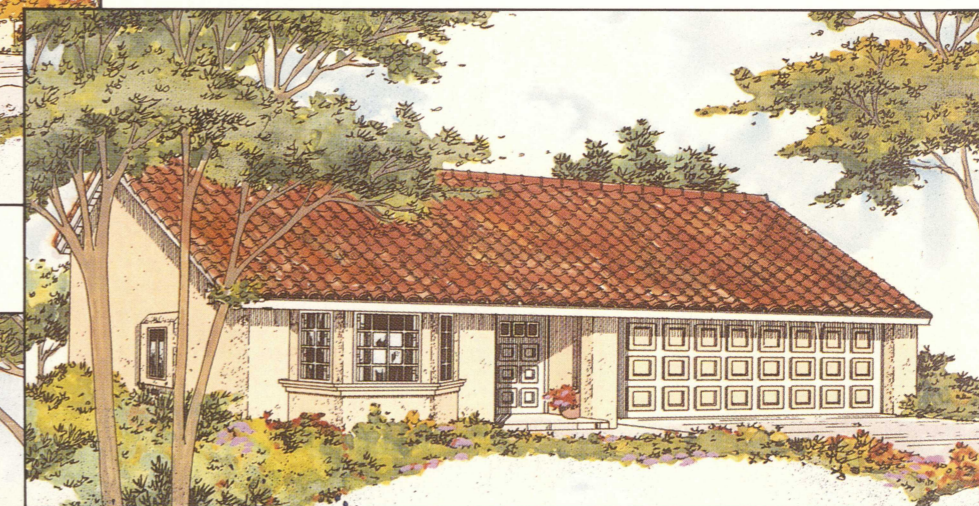
PLAN 201 • *The Cristobal* •



201 A

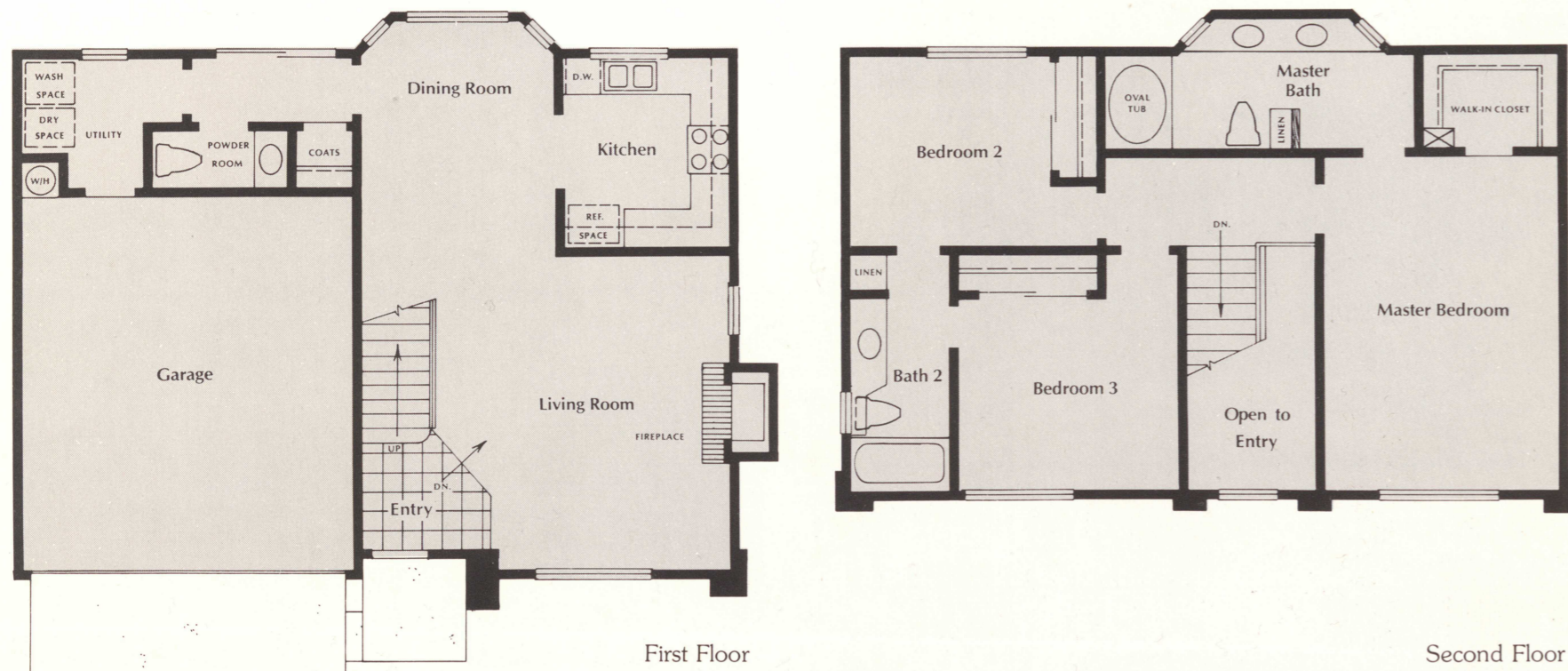


201 C



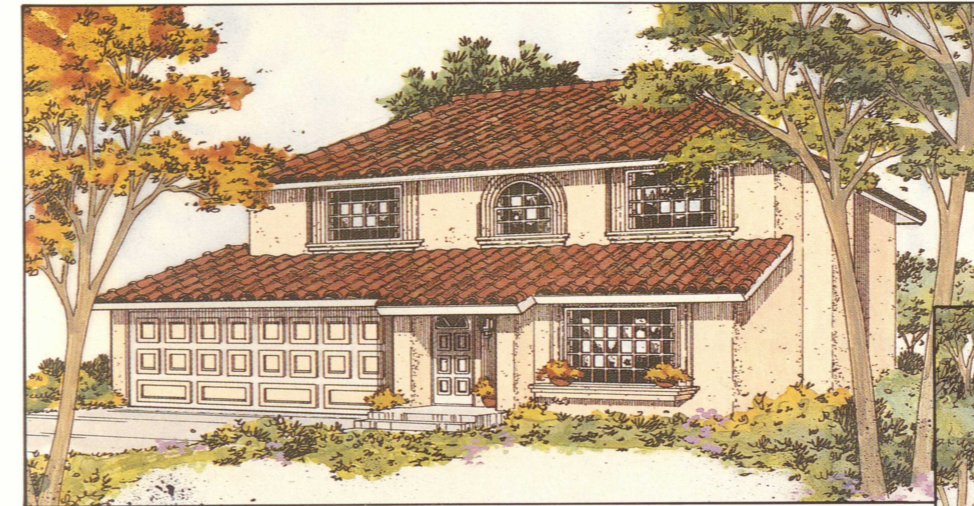
201 B

• 2 BEDROOM / 2 BATH •

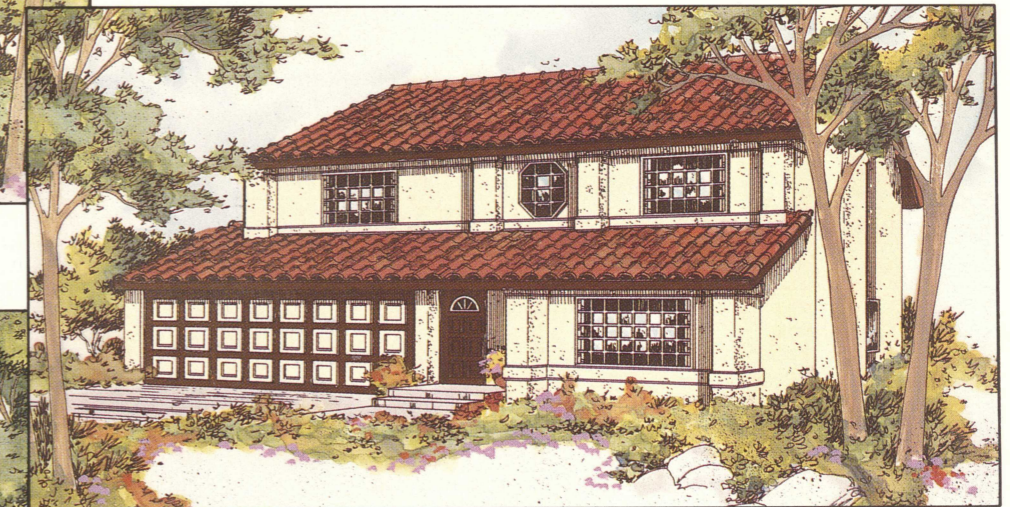


The Lakes at West Sahara is Southern Nevada's most desirable address. Living here means you'll be a part of a beautiful new community that's being developed according to a professionally prepared plan to include quality homes, neighborhood shopping centers, public facilities, and many acres of lush landscaping.

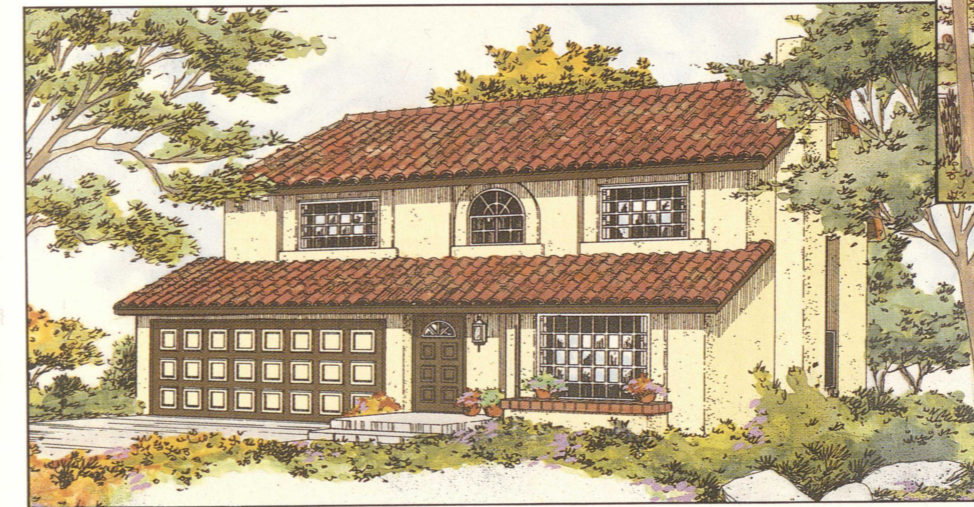
PLAN 202 • *The Napoli* •



202 A

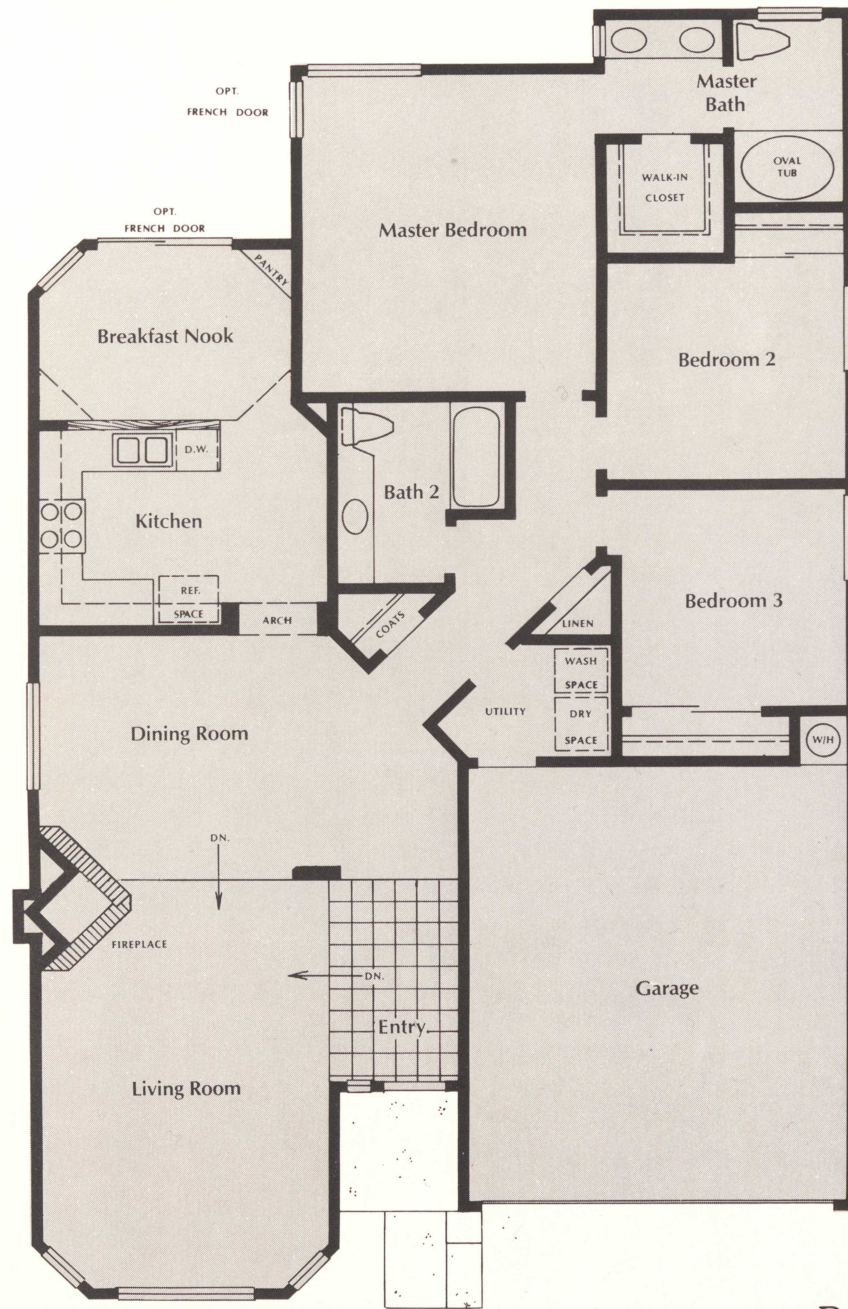


202 B



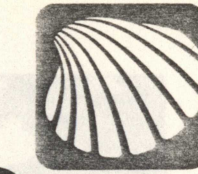
202 C

• 3 BEDROOM / 2½ BATH •



American West Development won Home of the Year honors from the Southern Nevada Home Builders Association in 1985 and now you're discovering why. But the best is yet to come. When you find the one you love... and you realize it's within your reach... be ready for it. Bayside is the best of all.

PLAN 203 • *The Portofino* •



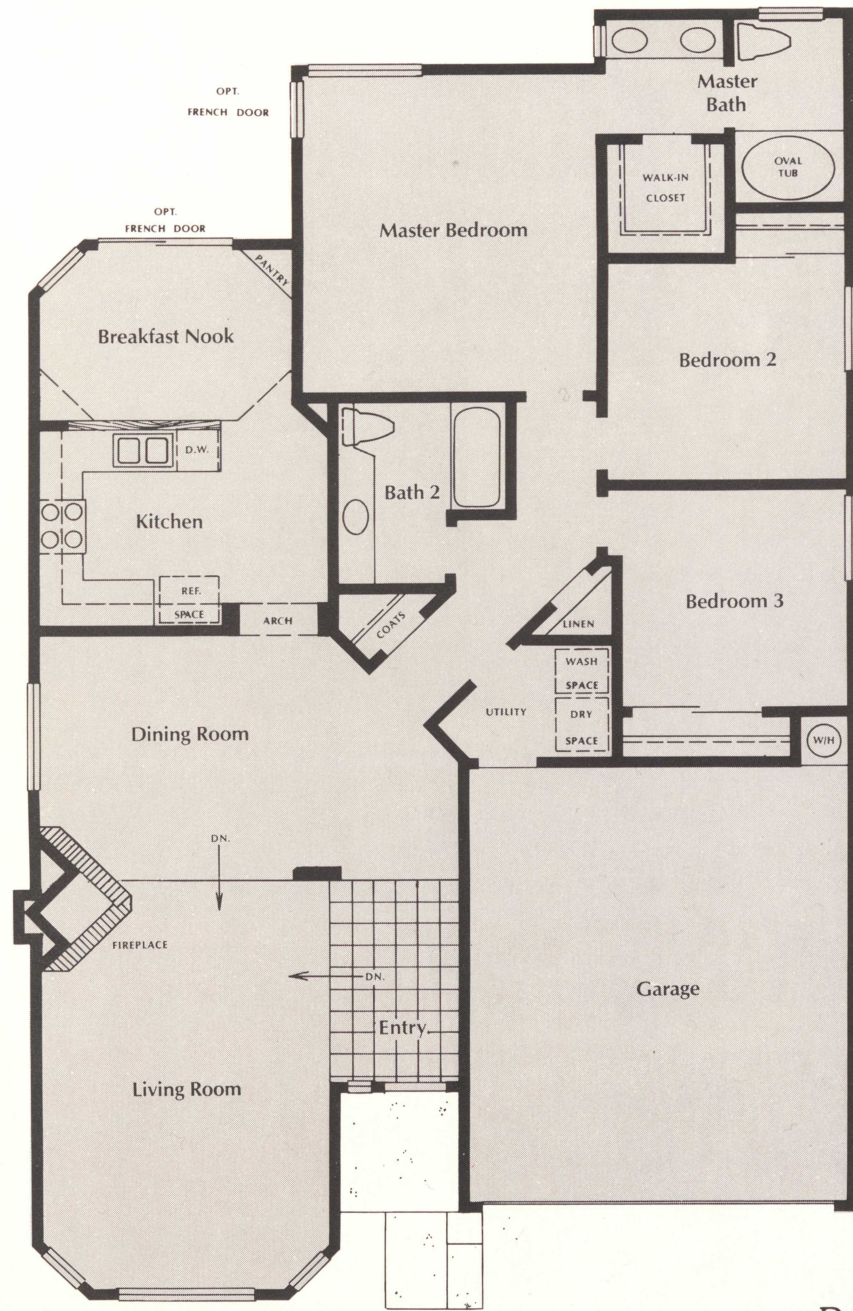
Bayside

4-87

3144 Mediterranean Drive, Las Vegas, Nevada 89117 (702) 363-8860

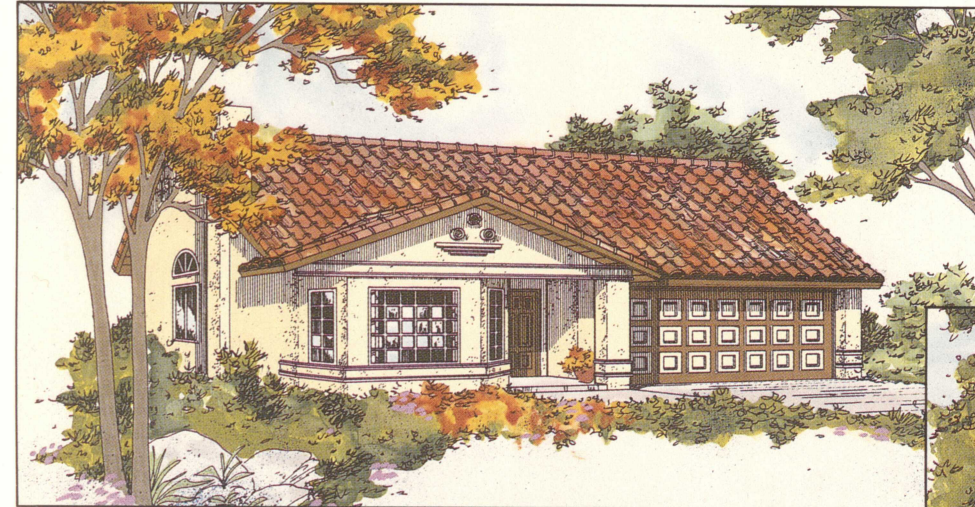
Price Schedule: PHASE 7 + 8

Plan 201 1,256 sq. ft.	The Cristobal 2 bedroom / 2 bath	\$ <u>83,950</u>
Plan 202 1,483 sq. ft.	The Napoli 3 bedroom / 2½ bath	\$ <u>90,950</u>
Plan 203 1,526 sq. ft.	The Portofino 3 bedroom / 2 bath	\$ <u>93,950</u>
Plan 204 1,962 sq. ft.	The Tivoli 4 bedroom / 2½ bath	\$ <u>From 104,500</u>

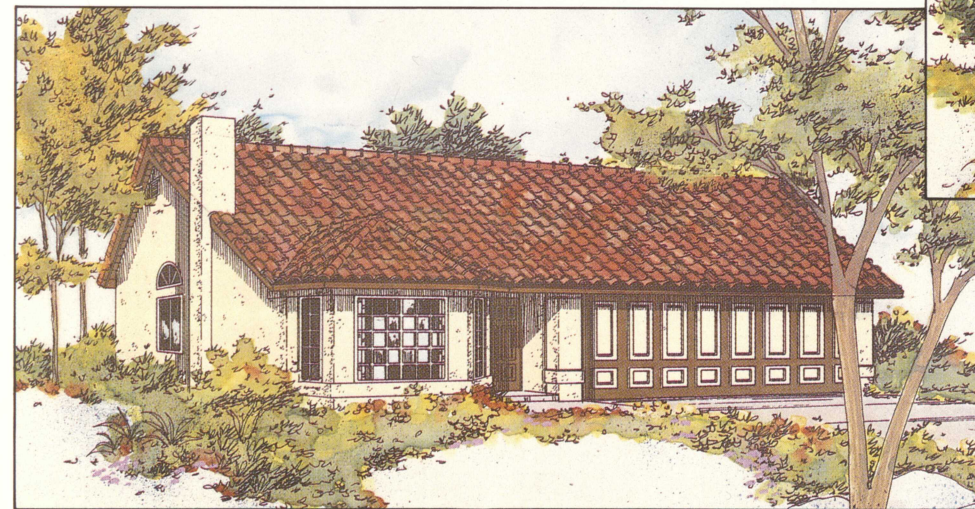


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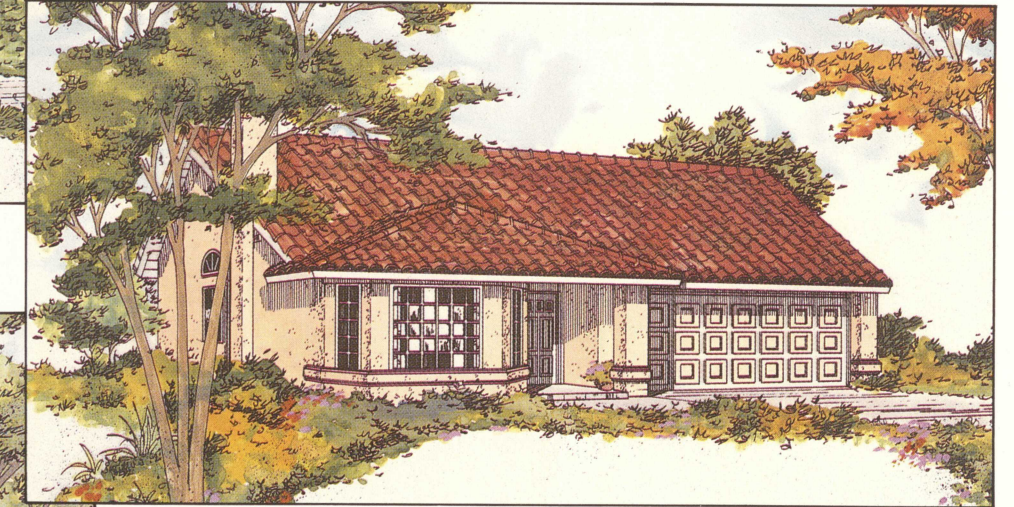
PLAN 203 • *The Portofino* •



203 A

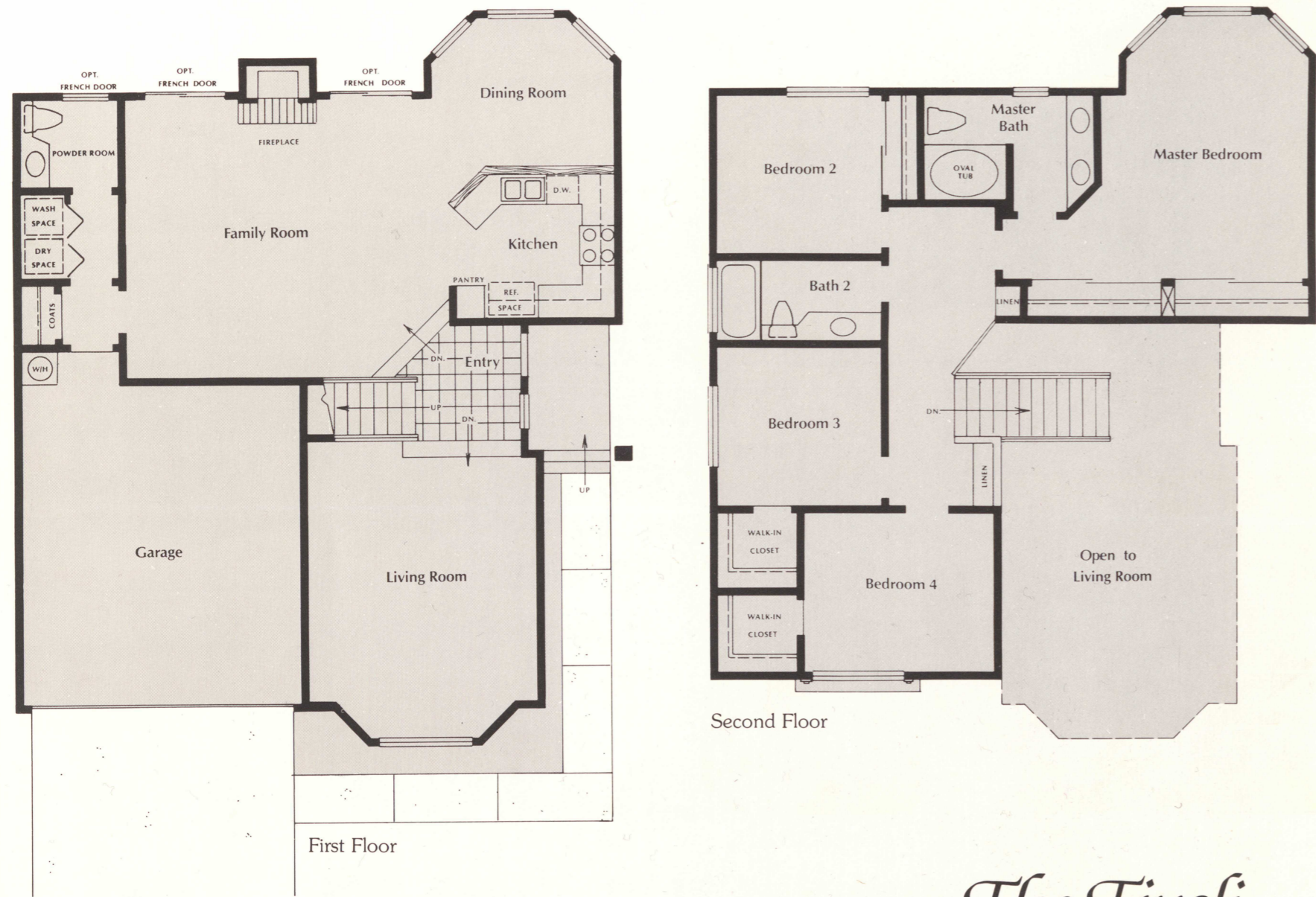


203 C

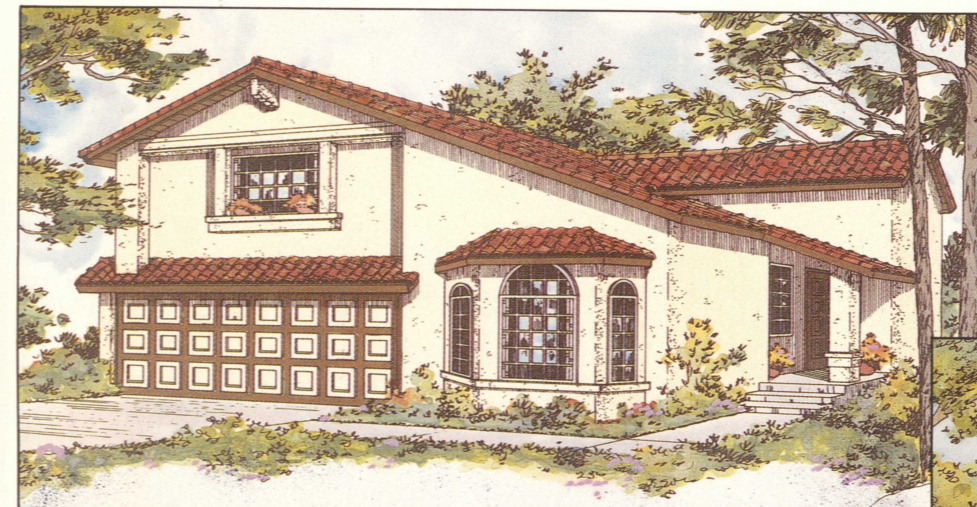


203 B

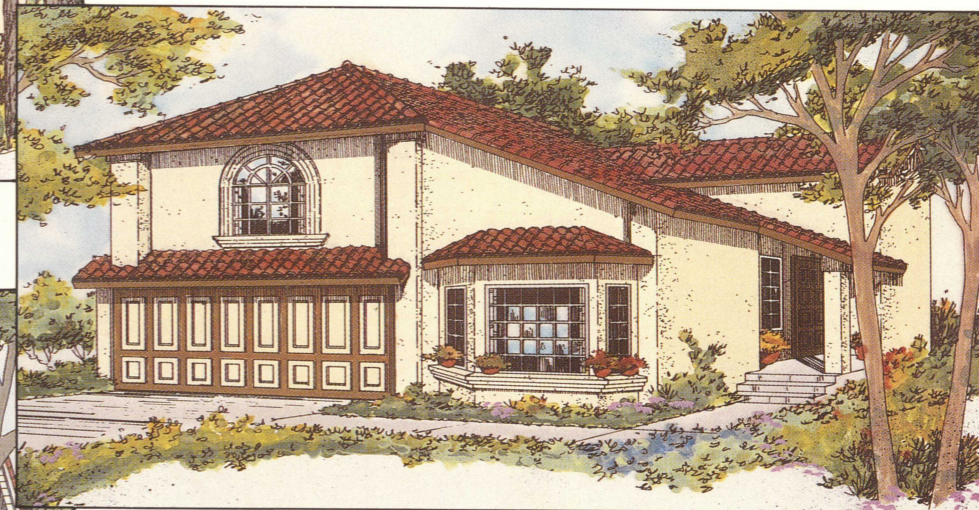
• 3 BEDROOM / 2 BATH •



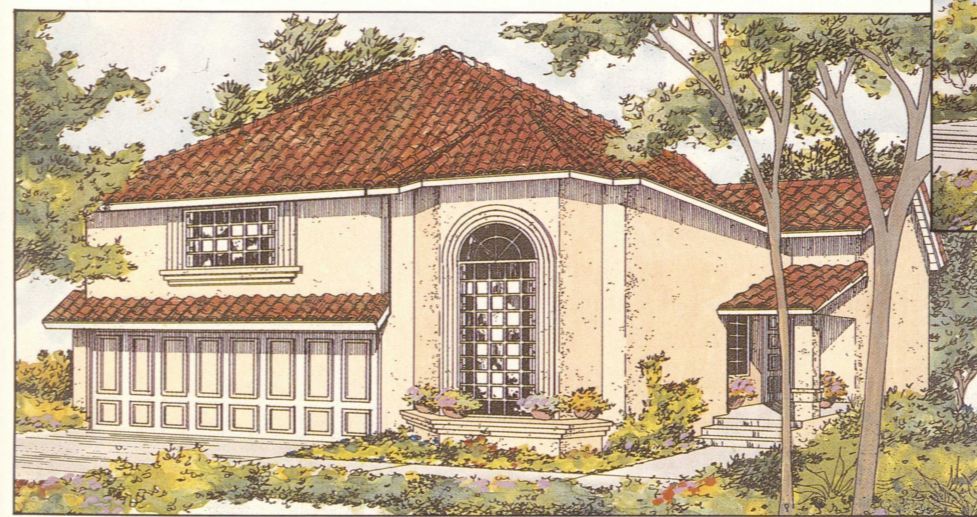
PLAN 204 • *The Tivoli* •



204 A



204 B



204 C

• 4 BEDROOM / 2½ BATH •

Standard Amenities

Handsome Exteriors

- Durable red barrel concrete tile roof
- Distinctive Mediterranean exterior styles
- Dual-glazed windows throughout
- Block wall fencing on rear property line
- Wrought iron fencing and gates connecting residences
- Concrete driveways and sidewalks
- 10-year Home Owner Warranty

Interior Detailing

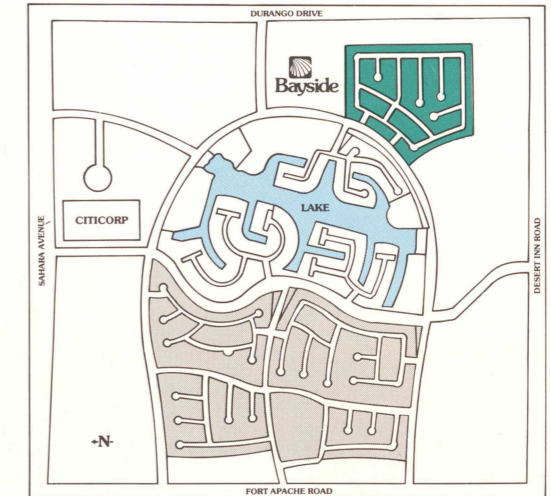
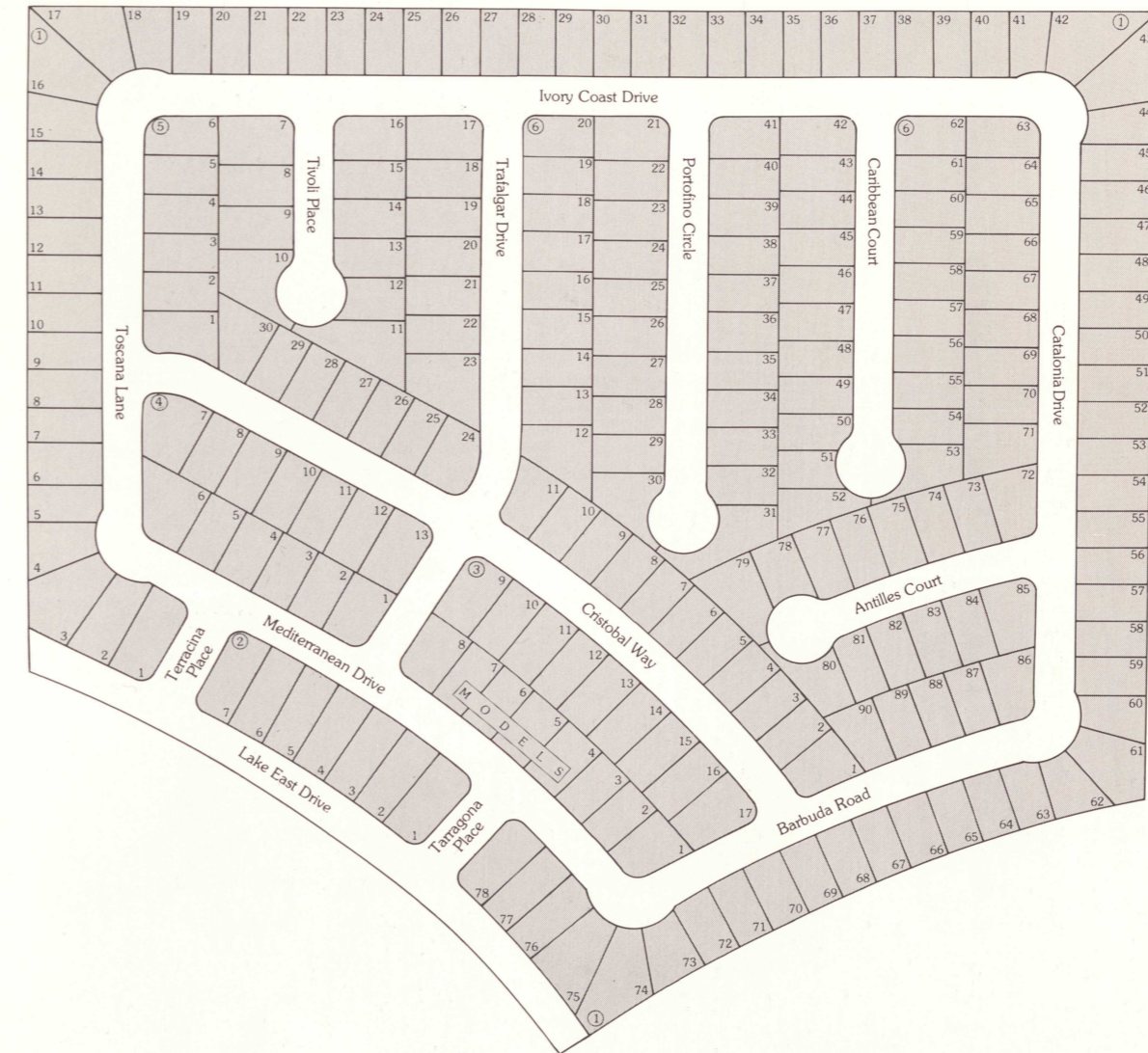
- Ceramic tile or parquet entry flooring
- Plush wall-to-wall carpet over high quality pad
- Designer vinyl flooring in bath, kitchen and service areas
- Wood-burning fireplaces with gas stub
- Stained hardwood and iron stair railings
- Hand-stained cabinets throughout kitchen, linens and baths
- Continuous clean range/oven
- Seven-cycle, energy saving dishwasher
- Insinkerator® waste disposal
- Hand-set ceramic tile kitchen counter top

- Wood trimmed luminous ceilings in kitchen and most baths
- Dual-basin, porcelain finished kitchen sink
- Water line for ice-maker hook-up
- Cultured marble bath counter tops
- Ceramic tile tub and shower surrounds
- Porcelain over steel tubs in secondary baths
- Deluxe oval tubs in master baths
- Deadbolt locksets on front and garage entry doors
- Pre-wired for phone, cable and television services
- Balanced power
- Smoke detectors
- Gas line to outdoor for patio barbecue use

Energy Conserving Items

- Superior insulation with R30 rated ceilings and R19 rated walls (approx.)
- Dual-glazed windows and sliding glass doors
- Weatherstripping on all exterior doors
- Thermostatically controlled central air conditioning
- Pilotless ignition on all gas cooking appliances

Builder reserves the right to make modifications in price, materials, plans and specifications without prior notice.



• S I T E P L A N •

Builders Story

American West Development is a quality-oriented company that's growing in harmony with the rapid expansion of the City of Las Vegas itself.

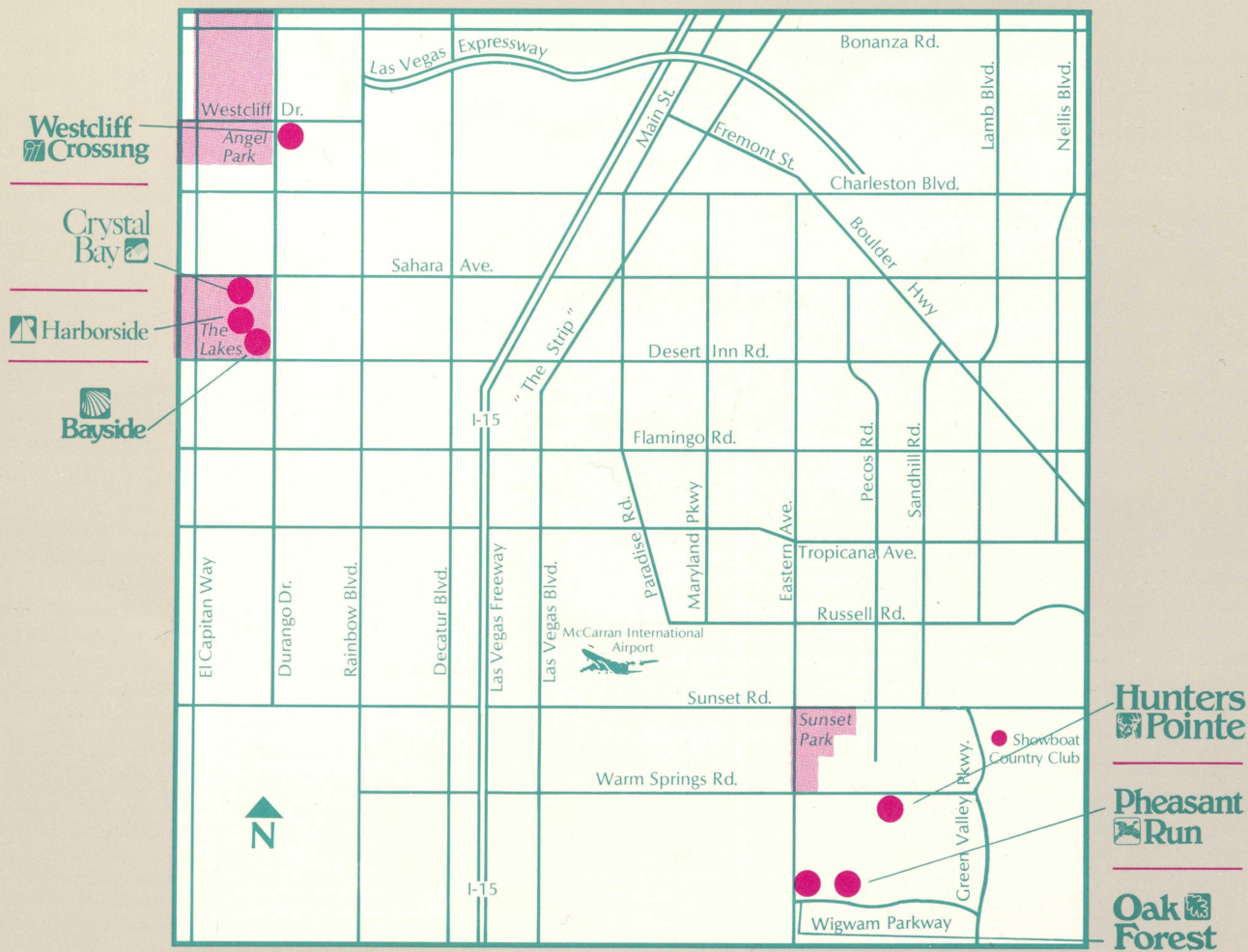
As one of the largest home builders in the State of Nevada and one of the fastest growing residential developers in the western United States, American West is currently developing some 1,500 homesites throughout the Las Vegas Valley including beautiful new Bayside at The Lakes at West Sahara.

The principals of American West are Lawrence Canarelli, Frank Kocvara, Al Collins and Mart Collins, four talented builders who have designed and constructed more than 8,000 superior new homes in Southern Nevada. They share more than a century of experience and, in 1985, were the only Nevada builders to win two Best in the West Gold Nugget Awards of Merit from the prestigious Pacific Coast Builders Conference, the largest association of home builders in America.

Locally, American West was named the top builder in Las Vegas in 1985 by the Southern Nevada Home Builders Association which honored the company with its annual Home of the Year Award.

The company's firm commitment to quality is your assurance that a home from American West will give your family years of lasting value.





American West
DEVELOPMENT

BAYSIDE SALES OFFICE • 363-8860