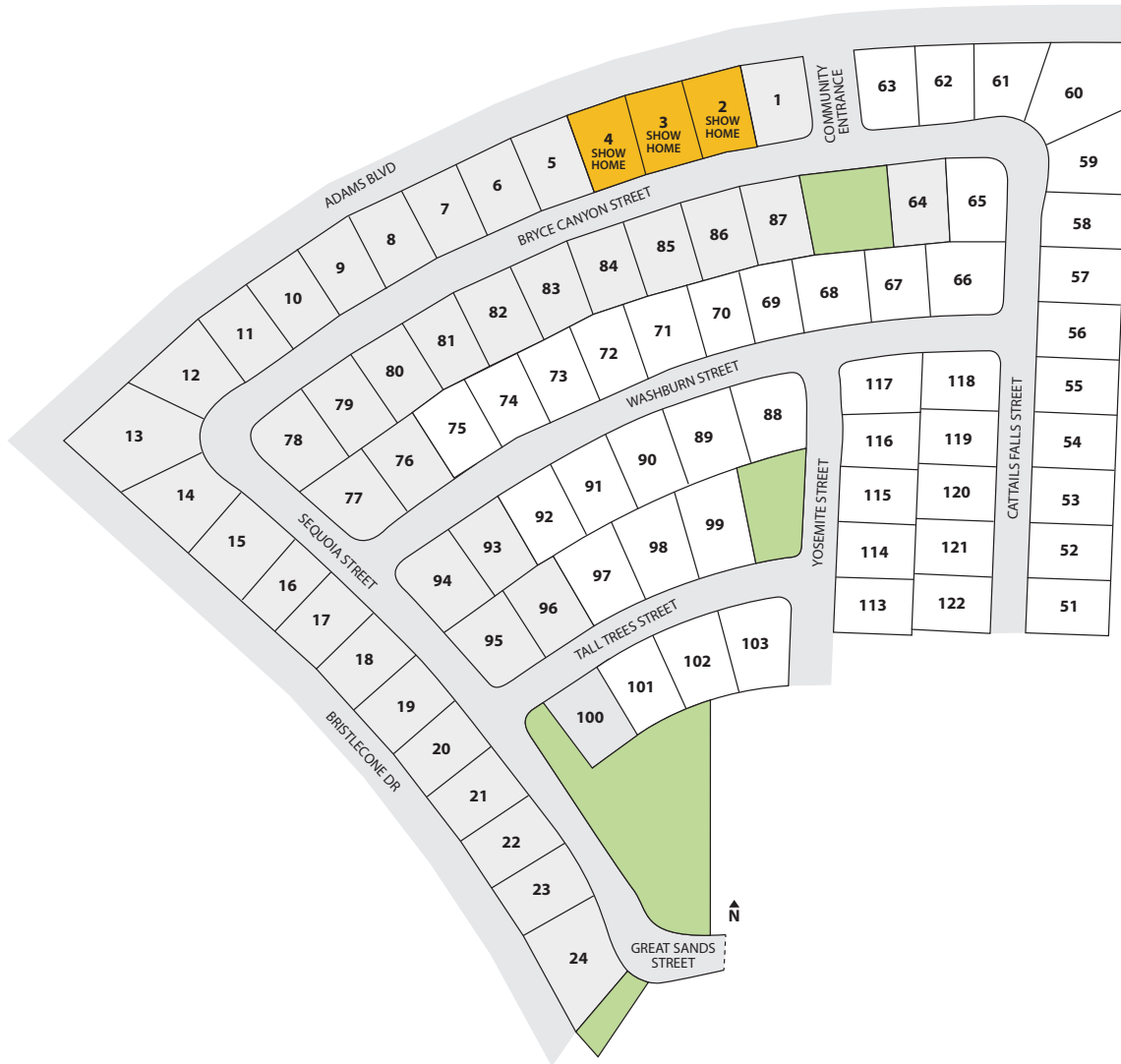


Boulder Hills Estates

The Community

Take US-93 south to Boulder City. Exit south on Veterans Memorial Drive. Turn left on Adams Boulevard and right into Boulder Hills Estates.

Offering 5 unique floor plans, these stunning single- and two-story homes are newly available for tours. Did we mention that RV parking is available?



SCHOOLS

Andrew Mitchell
Elementary School
Elton M. Garrett
Junior High School
Boulder City High School

FREEWAY ACCESS

Boulder City Parkway
Great Basin Highway
Veterans Memorial
Highway

PARKS & RECREATION

Boulder Creek Golf Club
Veterans' Memorial Park
Boulder City Gold Course
Oasis Park
Whalen Baseball Field

Hoover Dam
Lake Mead
Colorado River
Lake Las Vegas

YOUR STORY STARTS HERE

SBHLV.COM

StoryBook
HOMES



Plans, products, prices, maps and designs may change without notice. Floor Plans and Elevations may vary substantially from those shown. Lic # B.0019440.LLC

Included Features

Exterior

- Lighted address number
- Decorative coach lights with photo cell at garage
- 8' insulated, plank-style entry door
- Schlage® Paris Handleset at entry door with lock
- Insulated pinch resistant garage door (*style varies per elevation*)
- Finished garage
- Gas BBQ stub
- Boral concrete roof tile (*flat or S-tile—varies per elevation*)
- Engineered 4500 PSI post tension concrete foundation
- Front yard desert landscaping with automatic bubble drip watering system

Interior

- 9' ceiling on main floor and 8' ceilings on second floor
- 18" x 18" or 17" x 17" tile in all wet areas and entry
- Carpet over 3/8" rebond pad
- Dunn Edwards® 2-Tone Flat Latex Paint on walls and ceiling, including garage. Semi-gloss on kitchen, bath & laundry walls.
- Plank-style interior doors
- Bullnose corners on wall corners throughout
- Privacy door levers with locks at owner's bedroom and all bathrooms in satin nickel finish
- Painted wood shelf and rod in closets/double rod in owner's closet
- Painted wood shelves in linen, pantry, and laundry room (*per plan*)
- Sliding glass door at great room/dining (*per plan*)
- 3 1/2" baseboards with 2 1/2" door casing
- Paint grade handrail at stairs on main floor (*per plan*)
- 50 gallon gas water heater with earthquake straps and pan
- Soft water pre-loop
- Smoke and carbon monoxide detectors
- Recirculating pump pre-plumb

Kitchen

- Granite counter tops with 4" backsplash
- Flat polished edge on granite in kitchen
- White or black GE® gas slide-in range
- GE® vented hood with two-speed fan
- Built-in GE® dishwasher
- Recessed panel cabinets with 42" uppers and concealed hinges in 2-3 standard colors
- Satin nickel knobs on cabinets
- Pendant lighting pre-wire at island (*varies per plan*)
- Undermount stainless steel double bowl 33"x18"x8" sink with Moen® Integra pull-out faucet
- Food disposal with 1/3 horsepower motor
- Ice maker line for refrigerator with shut-off under sink
- Ceramic tile flooring

Baths

- Cultured marble vanity tops
- Rectangular undermount sinks with Moen® chrome faucet
- Dual sinks with dripless edge in owner's bath
- Eva chrome bath hardware and trim at all baths and showers
- Oslo chrome light fixture centered over mirror in all baths
- Zaca beveled medicine cabinets in full baths (*per plan*)
- Pedestal sink in powder room (*per plan*)
- Glass enclosed walk-in shower and bath tub (*per plan*) in owner's bath with cultured marble walls
- Shower/tub combo in most secondary baths (*per plan*)
- Elongated toilets
- Shower curtain rod in secondary baths (*per plan*)
- 42" high mirrors in owner's and secondary baths
- Rectangle mirror in powder room (*per plan*)
- Ceramic tile flooring

Electrical

- 225 amp panel (*plans 1 & 2*)
- 400 amp panel with a 200 sub panel (*plans 3, 3x, & 4*)
- Pre-plumbed for washer and gas dryer
- TV pre-wire in all bedrooms, den, great room, and loft area (*per plan*)
- Rocker light and fan switches
- USB outlet in kitchen and owner's bedroom
- Ceiling fan block and pre-wire with double switch in great room, den, loft space and all bedrooms (*per plan*)
- Garage door opener pre-wire
- Recessed can lighting with LED bulbs in select areas
- Brushed nickel alabaster glass light in bedrooms
- Two-light ceiling flush-mount in owner's closet
- Two-light modular fluorescent in garage (*per plan*)
- Coach light at rear slider (*per plan*)

Energy Savings

- Vinyl frame windows and sliding glass door with dual pane Low - E Glass
- 14 SEER rated HVAC system
- R - 6 ducting
- Honeywell® programmable thermostat
- R - 13 exterior wall insulation, R - 38 attic insulation and R - 19 above garage in plans with living area above garage
- Radiant barrier roof sheathing

YOUR STORY STARTS HERE

SBHLV.COM

StoryBook
HOMES

This information is preliminary and subject to change. In order to continuously improve our homes, we reserve the right to alter, relocate, modify, or eliminate any features, floor plans, specifications, or materials, all without notice or obligation to purchaser. Seller may offer a floor plan in this community that is not currently modeled. However, a model of the floor plan may exist at another of Seller's communities and a Buyer may be directed to that community. Buyer understands and accepts that the features for the floor plan are NOT the same in each community. Buyer understands that standard features, architectural features, and/or optional upgraded features may change substantially at any time, with or without notice from Seller or Seller's Salesperson. Lic # B.0019440.LLC



Plan 1

3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT



YOUR STORY STARTS HERE

SBHLV.COM

StoryBook
HOMES

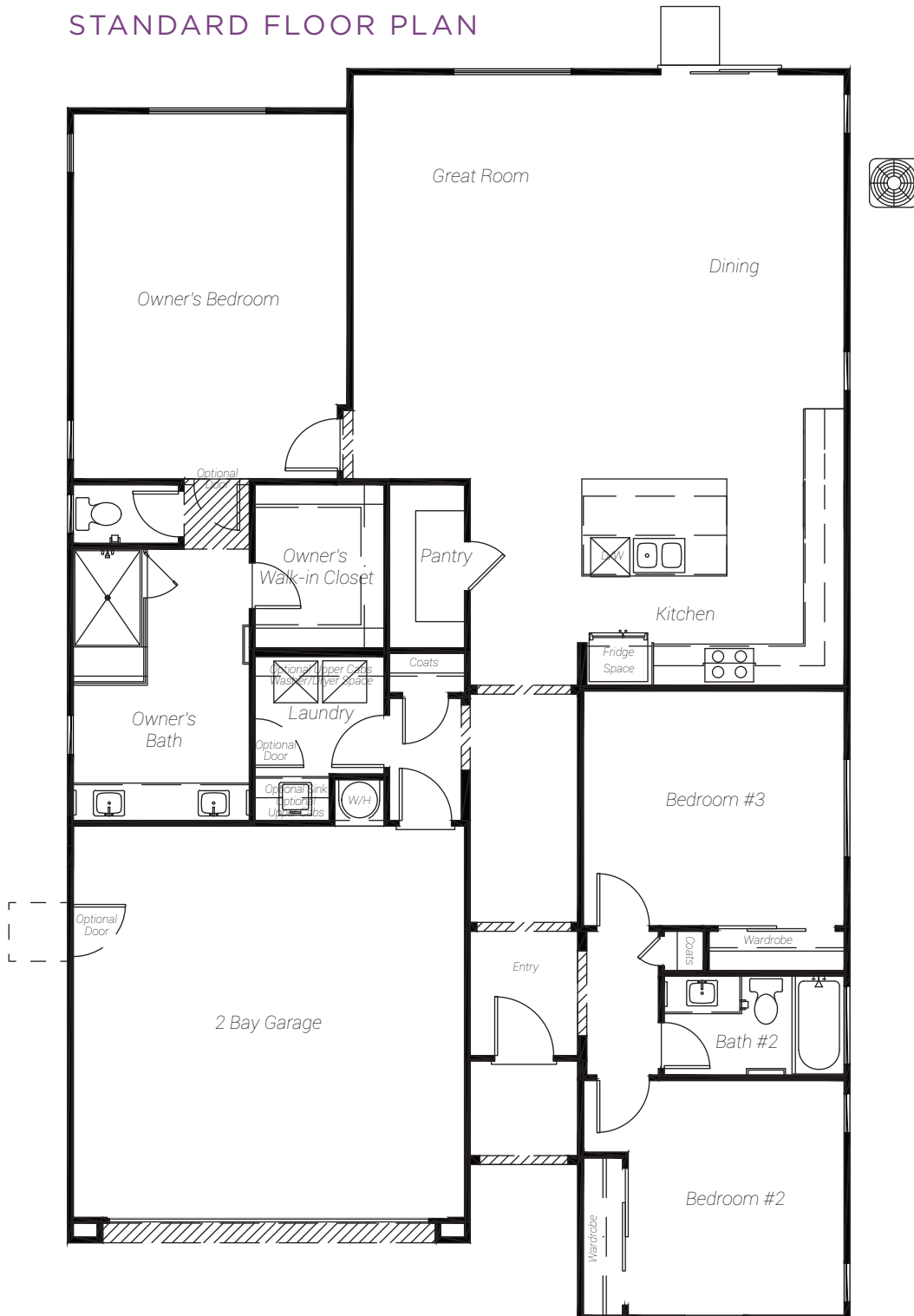
As of 1.7.21

Plans, products, prices, maps and designs may change without notice. Floor Plans and Elevations may vary substantially from those shown. Lic # B.0019440.LLC

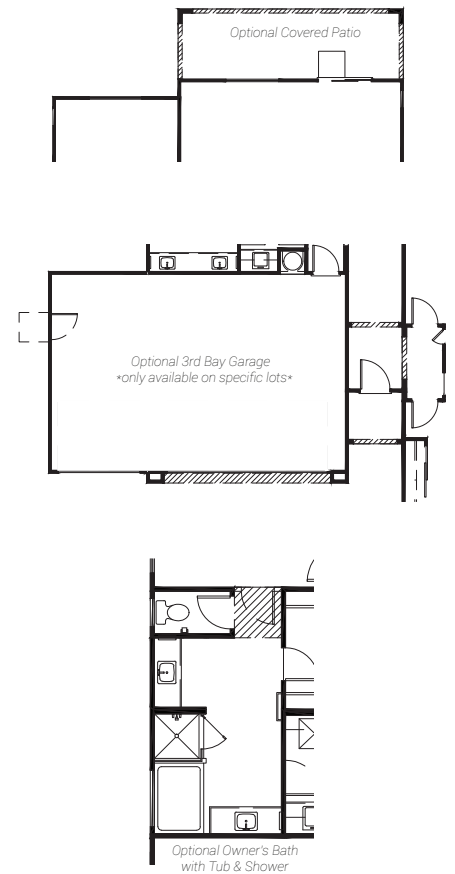
Plan 1

3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT

STANDARD FLOOR PLAN



STRUCTURAL OPTIONS



Plan 2

3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT



Elevation A: Southern Italian



Elevation B: Spanish



Elevation C: Craftsman

YOUR STORY STARTS HERE

SBHLV.COM

StoryBook
HOMES

As of 1.7.21

Plans, products, prices, maps and designs may change without notice. Floor Plans and Elevations may vary substantially from those shown. Lic # B.0019440.LLC

Plan 3

3-5 BEDS | 3 BATHS | 3-BAY GARAGE | 2,259 SQ FT



Elevation A: Southern Italian



Elevation D: Desert Prairie



Elevation E: American Traditional

YOUR STORY STARTS HERE

SBHLV.COM

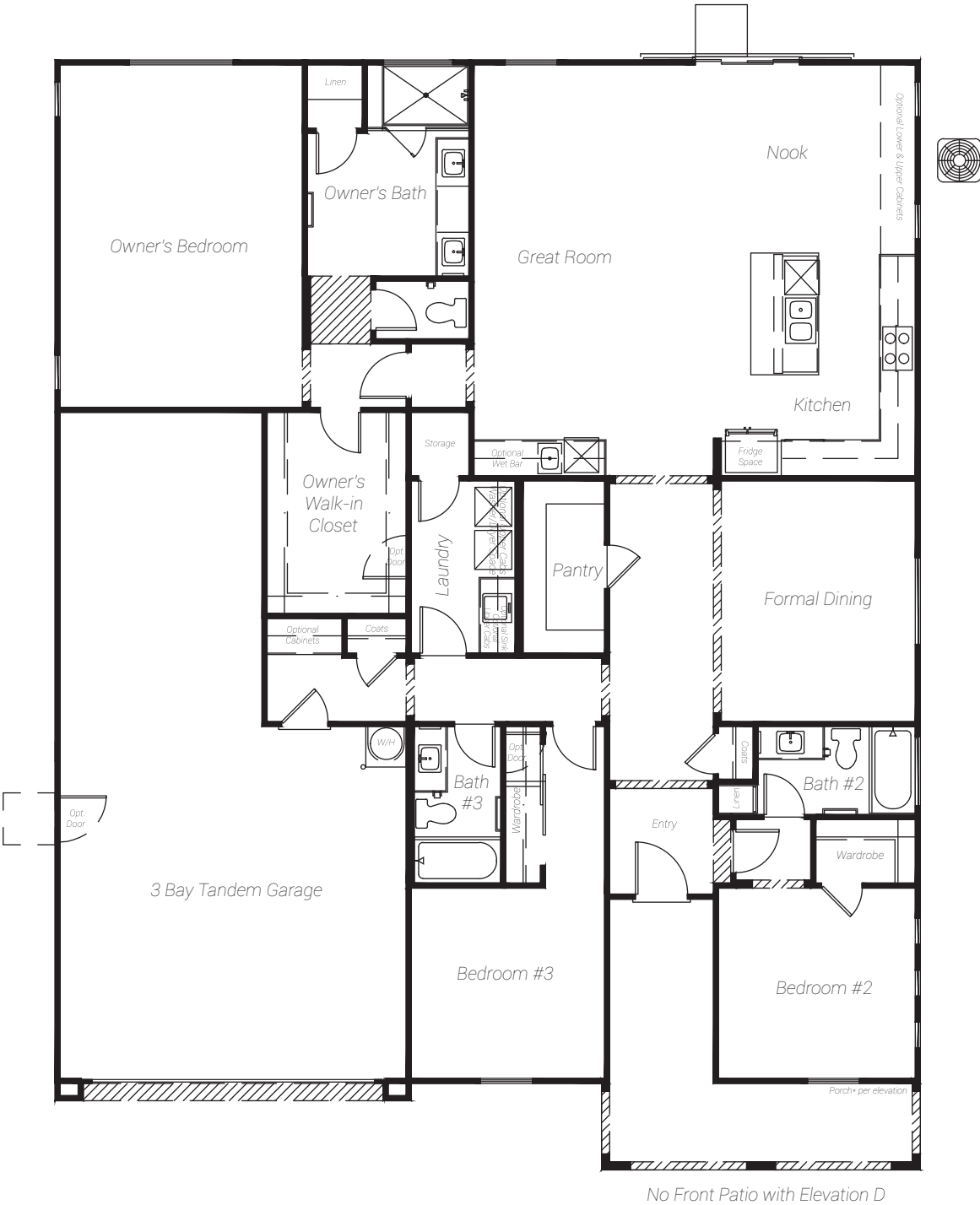
StoryBook
HOMES



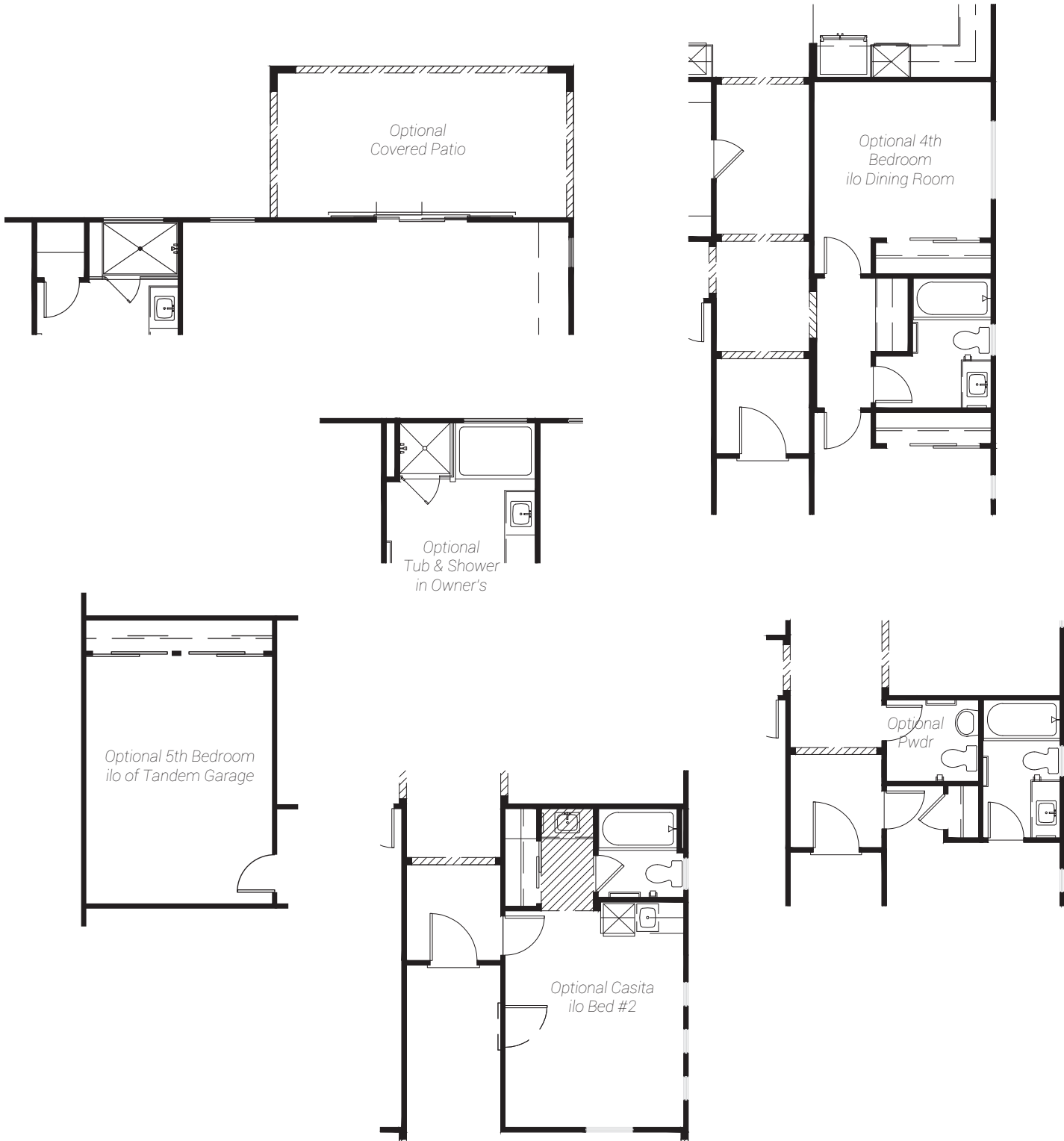
As of 1.7.21

Plans, products, prices, maps and designs may change without notice. Floor Plans and Elevations may vary substantially from those shown. Lic # B.0019440.LLC

STANDARD FLOOR PLAN



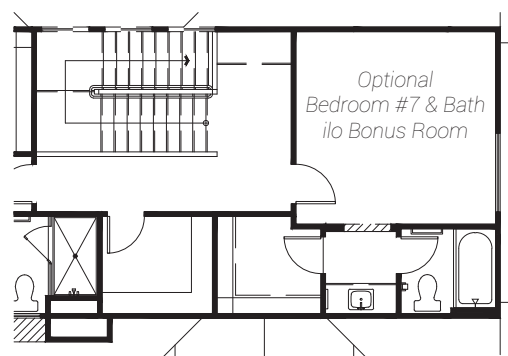
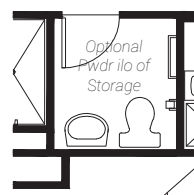
STRUCTURAL OPTIONS



Plan 3X

4-6 BEDS | 4 BATHS | 3-BAY TANDEM GARAGE | 3,091 SQ FT

STRUCTURAL OPTIONS SECOND FLOOR



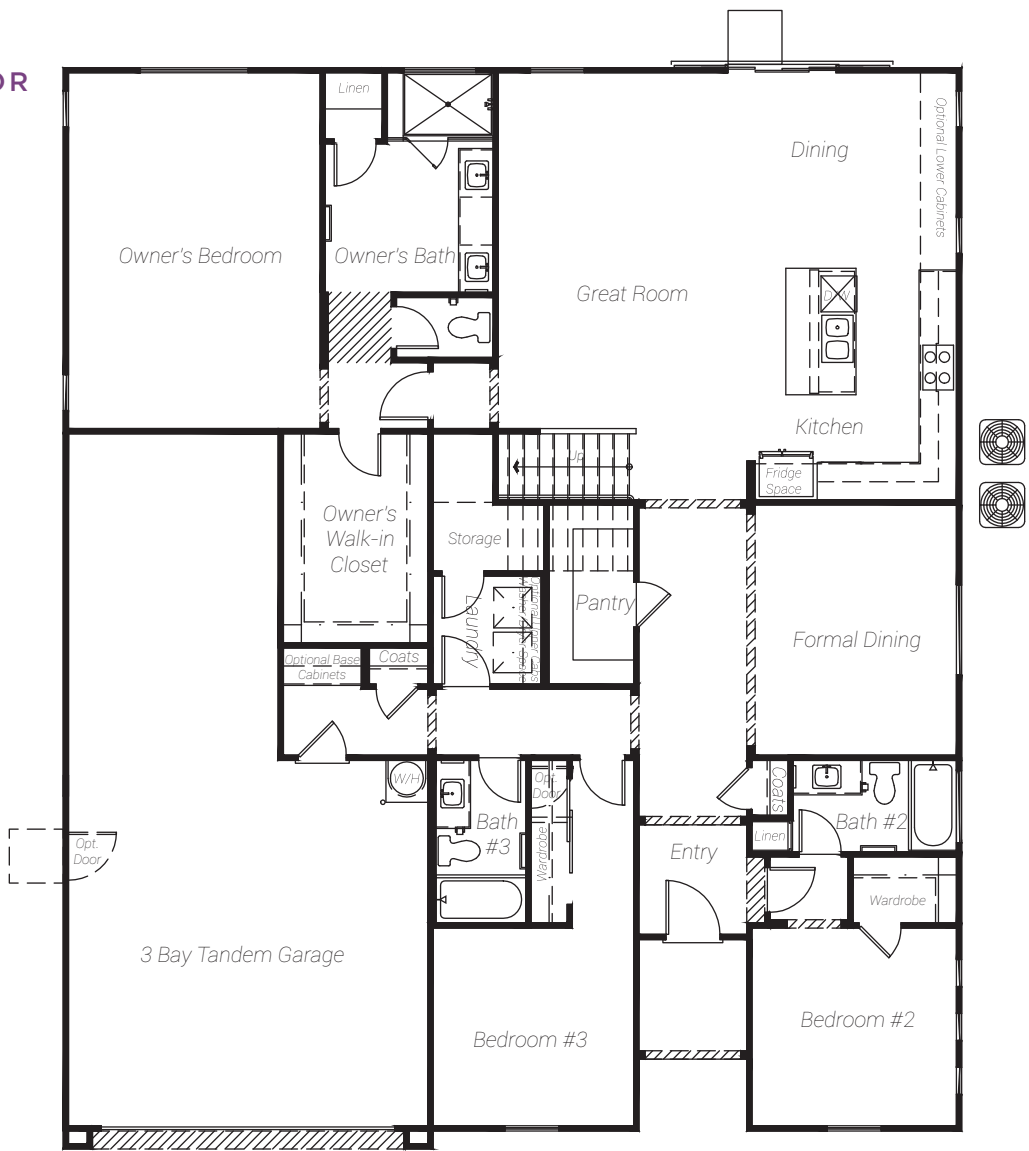
YOUR STORY STARTS HERE

SBHLV.COM

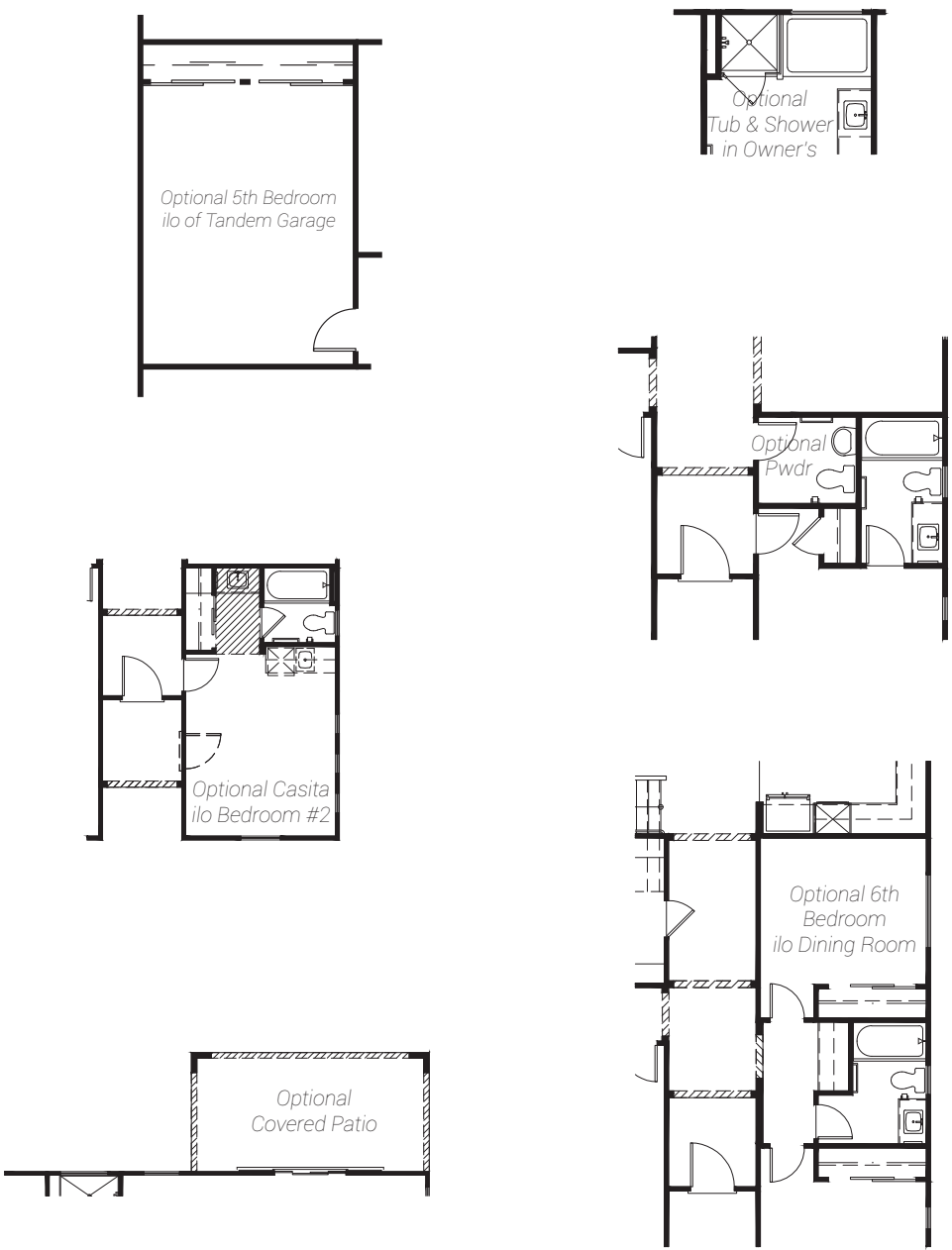
StoryBook
HOMES

STANDARD FLOOR PLAN

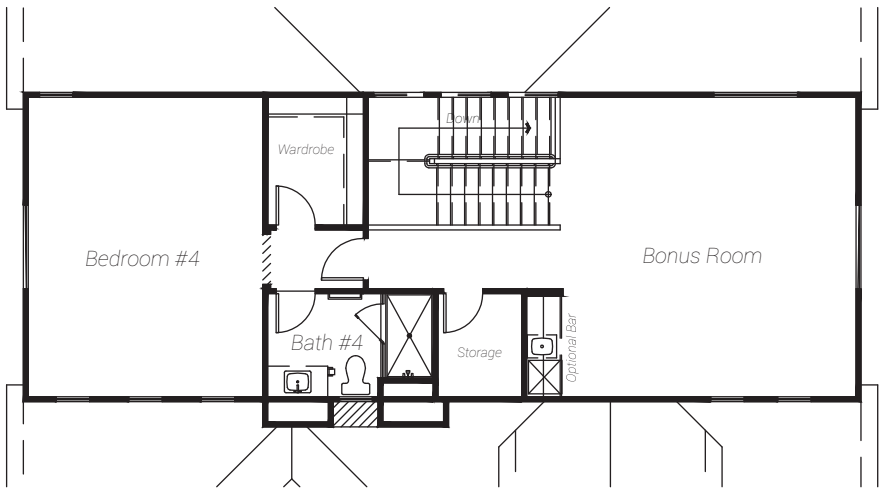
FIRST FLOOR



STRUCTURAL OPTIONS
FIRST FLOOR



SECOND FLOOR



STRUCTURAL OPTIONS FIRST FLOOR



STRUCTURAL OPTIONS SECOND FLOOR



Plan 4

5-7 BEDS | 3.5 BATHS | 3-BAY GARAGE | 3,491 SQ FT



Elevation A: Southern Italian



Elevation D: Desert Prairie



Elevation E: American Traditional

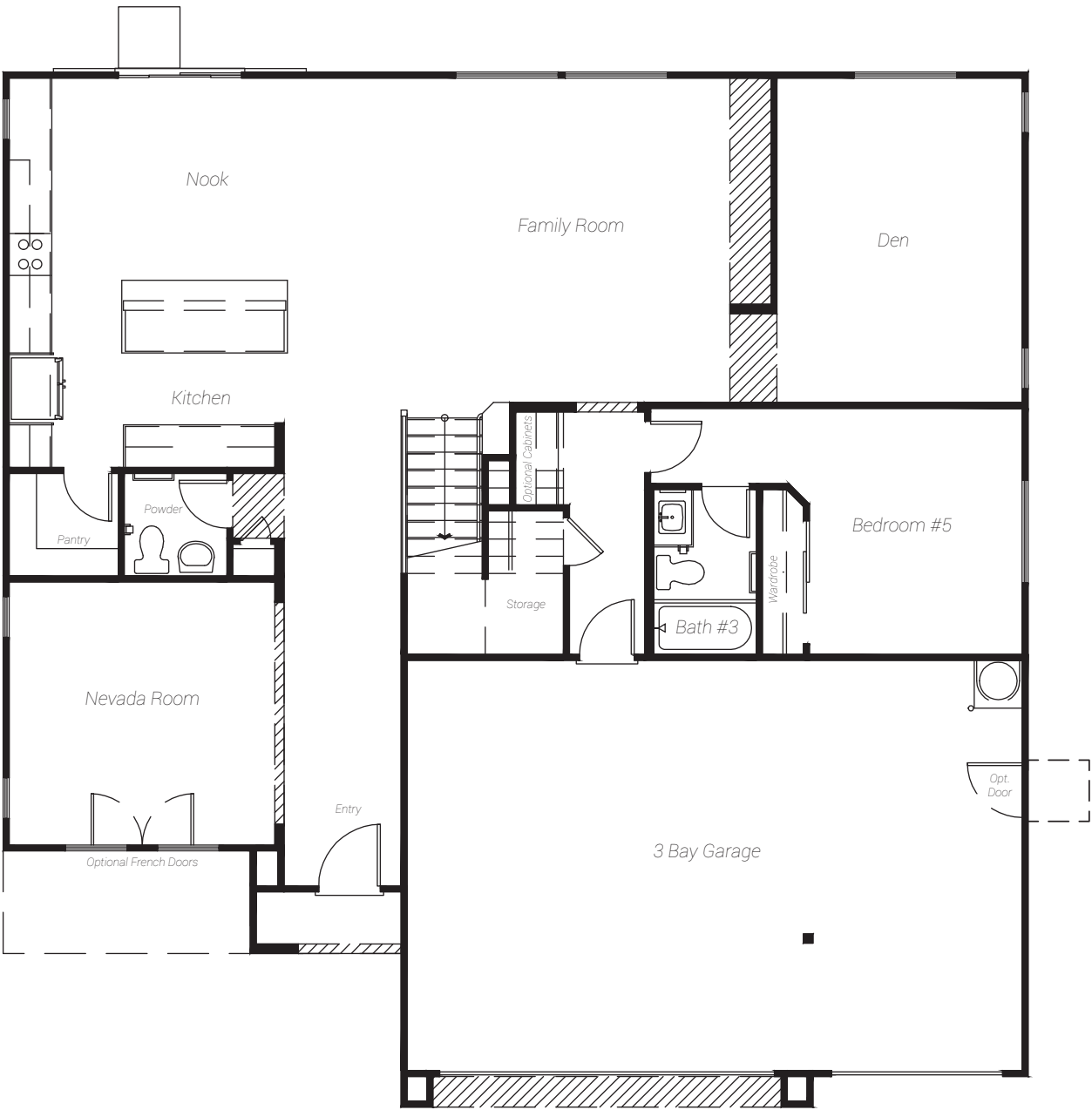
YOUR STORY STARTS HERE

SBHLV.COM

StoryBook
HOMES

STANDARD FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

