



# BLUEMONT TRAILS

Trailway Collection

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THE JOSHUA 2,170 SQ. FT.  
ELEVATION A | LOT 39

**\$583,523**

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LOCATED IN BEAUTIFUL SOUTHWEST LAS VEGAS!

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# BLUEMONT TRAILS | TRAILWAY COLLECTION

THE JOSHUA | ELEVATION A | LOT 39  
2,170 SQ.FT. | 3 BEDROOMS | 2.5 BATHS | 2-CAR GARAGE



## THE SIGNATURE STANDARD FEATURES:

- 9 FT. CEILINGS UP AND DOWN
- SLATE MODERN CABINETS
- OCEANA QUARTZ COUNTERTOPS
- TOUCHLESS MOEN FAUCET IN KITCHEN
- UNDERMOUNT SINKS THROUGHOUT
- TANKLESS WATER HEATER
- ELECTRIC VEHICLE CHARGING OUTLET

## THE TRAILWAY ADVANTAGE:

- 8 FT. DOORS THROUGHOUT (MOST PLANS)
- 5-1/2 INCH BASEBOARDS
- OPEN STAIR RAILS
- 8 FT. GARAGE DOOR (INSULATED)
- 6" CABINET PULLS

*Signature*  
THE DREAM BUILDER



## UPGRADES:

- ALUMINUM PATIO COVER-PACKAGE C
- APPLIANCES: FRIDGE, WASHER, DRYER
- BATHROOM 2 DOUBLE SINKS
- UPGRADED FLOORING
- FULL HEIGHT BACKSPLASH
- BBQ STUB
- CABINETS: DOOR STYLE UPGRADE 2-LENOX THERMOFOIL SATOMI
- CABINETS: 3" FLAT CROWN
- CABINETS: 42" HT UPpers
- CABINETS: SOFT CLOSE THROUGHOUT
- CABINET HARDWARE: BLACK PULL BARS
- COUNTERTOP UPGRADE TO GROUP 3
- LANDSCAPED BACKYARD
- LAUNDRY ROOM CABINET ABOVE UPPER BASE
- LAUNDRY ROOM CABINET UPPER ABOVE W-D
- LAUNDRY SINK WITH FAUCET 2ND FLOOR
- LOW VOLTAGE UPGRADE
- MATTE BLACK FIXTURE PACKAGE
- SLIDING GLASS DOOR ILO WINDOW OFF DINING
- OPEN STAIR RAILS MISSION STAIN GRADE 5/8 VERTICAL ROUND PLAIN BAR

## FLOORPLAN SHOWN WITH SELECTED OPTIONS



FIRST FLOOR



SECOND FLOOR

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