



BELLA VERDI



Beautiful Home.
Beautiful Parks.
Beautiful Life.

The newest Pardee neighborhood to blossom in Inspirada here in Henderson, Bella Verdi offers a variety of flexible, eco-friendly, cost-saving homes that have been thoughtfully designed to grow and adapt with your family. And with both Capriola Park and Potenza Park so close, the future is wide open — and very green.

PRELIMINARY



Like all new homes built by Pardee Homes, Bella Verdi features the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money month after month, and contribute to your long-term peace of mind. Our LivingSmart® homes are designed with four core components.



INCLUDED FEATURES

- Low-formaldehyde insulation
- Low VOC interior paint
- MERV 8 air filters

AVAILABLE FEATURES*

- High-efficiency electronic air filtration system and advanced programmable thermostat
- Low VOC interior paint packages
- Central vacuum system, promoting indoor air quality



INCLUDED FEATURES

- Fluorescent lights
- Radiant barrier roof sheathing
- 14-SEER Carrier Bryant air conditioner
- Low-E spectrally selective glass windows
- Programmable thermostat

AVAILABLE FEATURES*

- GE® ENERGY STAR® washing machines, dryers, and refrigerators
- Additional fluorescent lights
- Tankless water heater
- LED lighting
- Dimmer switches

The pioneer in green building is still the leader.



INCLUDED FEATURES

- Plush, stain-resistant carpeting made from recycled material
- Engineered wood
- Architect-specified entry doors
- Convenient recycling center in kitchen

AVAILABLE FEATURES*

- Low-fiber flooring
- Electric car charging station



INCLUDED FEATURES

- Delta WaterSense® faucets
- GE® ENERGY STAR® dishwasher
- Water-efficient front yard landscaping
- Water-efficient toilets

AVAILABLE FEATURES*

- Reverse osmosis water system at kitchen
- On-demand water circulation system at tankless water heater
- Dual flush toilets



PRELIMINARY

Acres of parks at your doorstep.

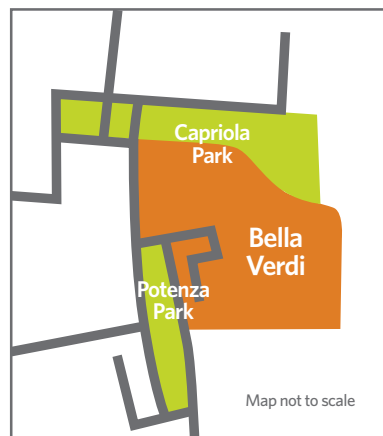
Inspirada is a growing master planned community connected by parks, trails and walkways. In addition to the existing Solista, Capriola, and Potenza parks, Inspirada boasts 45 acres of new parks, including the 20 acre Aventura park. And it's right next to Sloan Canyon, the hidden jewel of outdoor southern Nevada.

Here's the best news — Bella Verdi is bordered by two amazing community parks which include a swimming pool, kids' splash area, play equipment, ball and multi-use fields, tennis, basketball and sand volleyball courts and a kids' water play area, skate area, scenic ramadas for relaxing, picnic areas and a dog park.



Capriola Park

- Picnic Area
- 2 Ramadas
- 3 Tennis Courts
- Splash Pad / Water Play Area
- Kid's Play System with Tensile Shade
- 2 Soccer/Multi-Use Sport Fields
- Dog Park
- Restrooms
- 2 Basketball Courts
- Amphitheater



Potenza Park

- Teen Play Area
- Kid's Play Area with Tensile Shade
- Resident Adult & Family Pool Area
- 2 Family Ramadas with Picnic Areas
- Generous Open Grass Areas
- 2 Basketball Courts

Rendering is artist's conceptions. Subject to change.

PRELIMINARY

Introducing **GenSmart** suite™

Your home. Now available with another home inside.

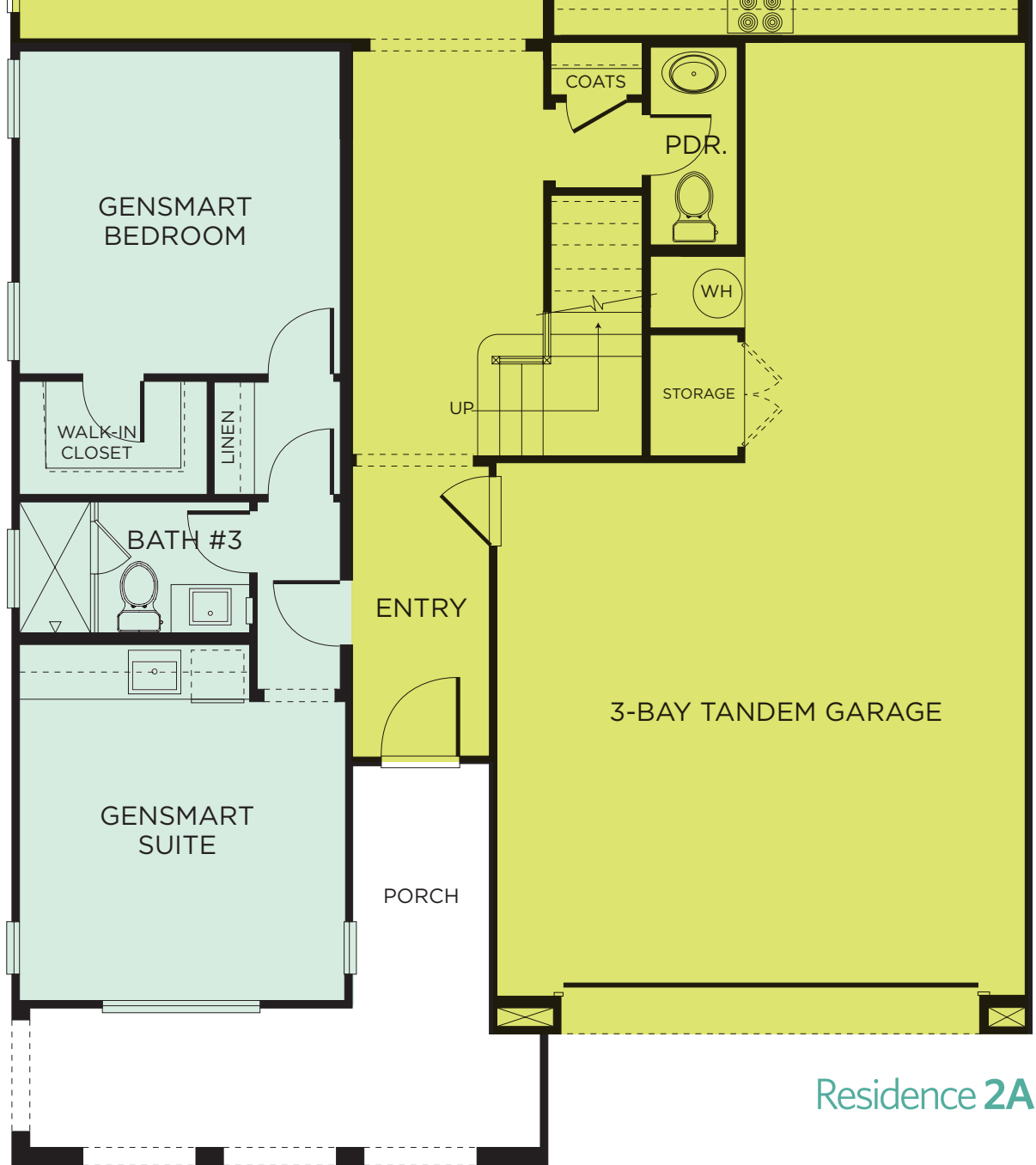
With its own entrance, and spaces for living, sleeping and eating, our optional **GenSmart Suite™** creates exciting new opportunities to “house” family and friends for short visits and extended living arrangements.

GenSmart Suite™ includes:

- Walk-in closet
- Private bath with shower and vanity
- Kitchenette with sink and under counter refrigerator and upper cabinets
- Linen closet
- Pre-wired for cable TV

The future is never easy to predict. Isn't it reassuring to know that your home can handle special kinds of living arrangements.





Residence 2A

Whether you'll have a college-age kid, a visiting family member or parent living with you, your GenSmart Suite™ can work wonders.



PRELIMINARY

Residence One



Elevation A | Spanish



Elevation B | Italian



Elevation C | Prairie



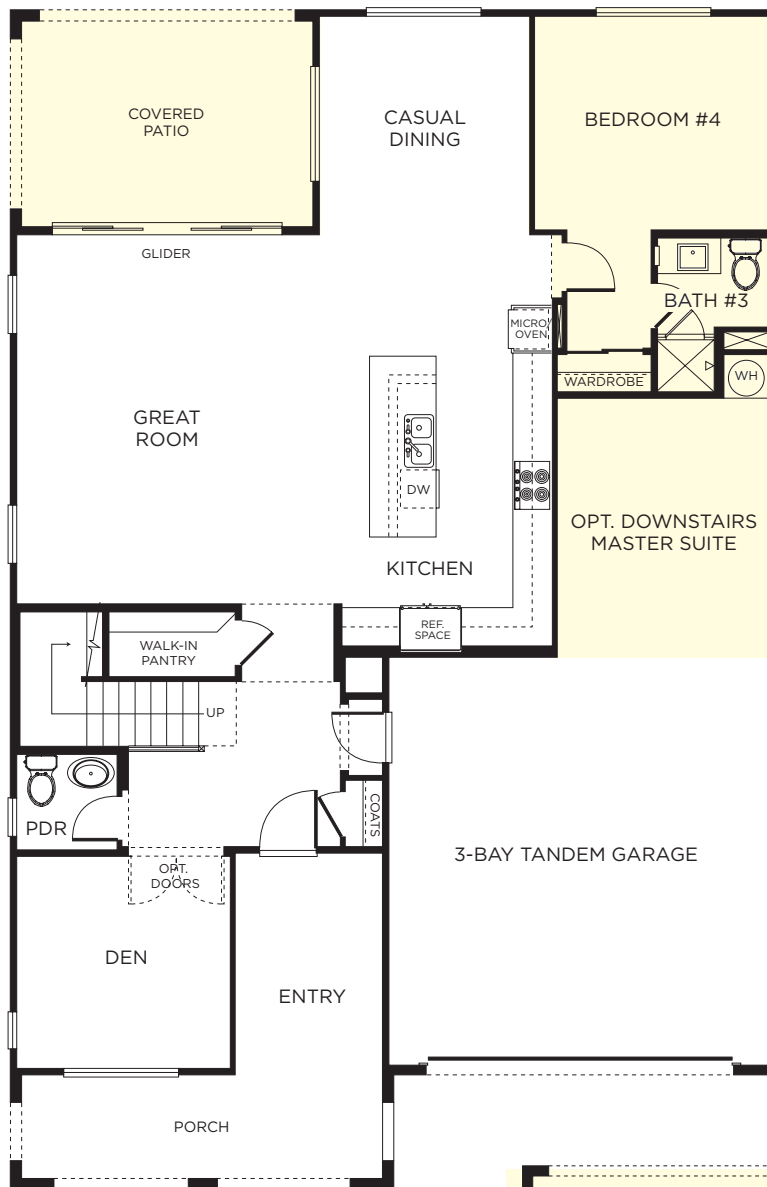
Elevation D | Tuscan

Renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

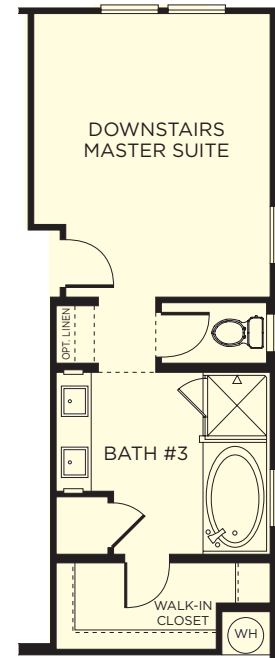
PRELIMINARY

Residence 1A

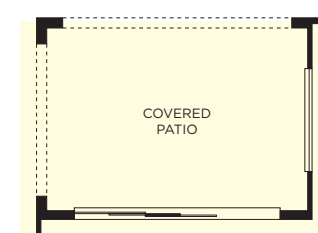
Not Modeled | 4 bedrooms | 3.5 bathrooms | Den
Covered patio | 3-bay tandem garage | 2,628 sq. ft. (approx.)



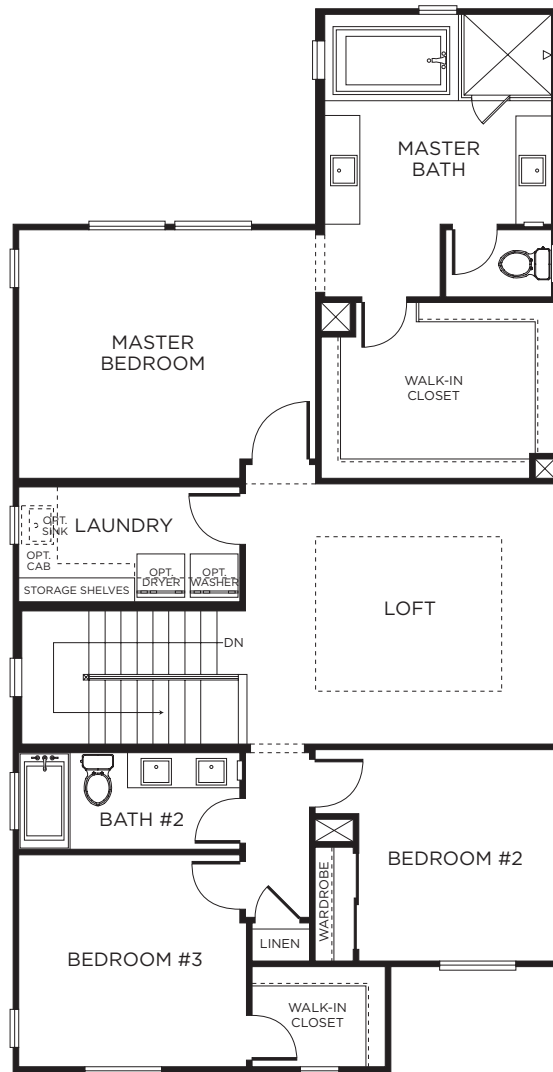
FIRST FLOOR



Optional Downstairs Master Suite



Optional Stackable Doors at Covered Patio



SECOND FLOOR

All square footage is approximate. Floorplan subject to change. For floorplan options, see Sales Representative.

PRELIMINARY

Residence Two



Elevation A | Spanish | Model



Elevation B | Italian



Elevation C | Prairie



Elevation D | Tuscan

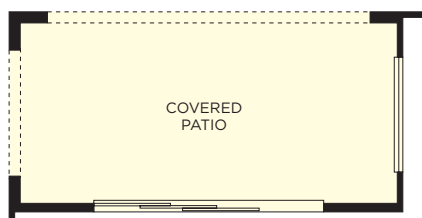
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PRELIMINARY

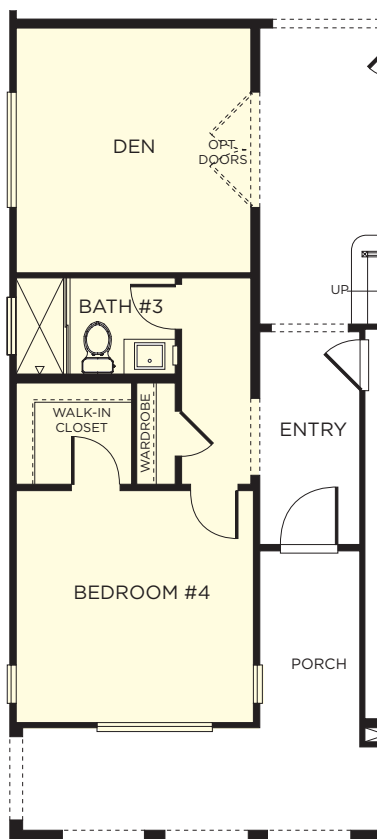
Residence 2A

STANDARD | 4 bedrooms | 3 bathrooms | Den |
Covered patio | 3-bay tandem garage | 2,805 sq. ft. (approx.)

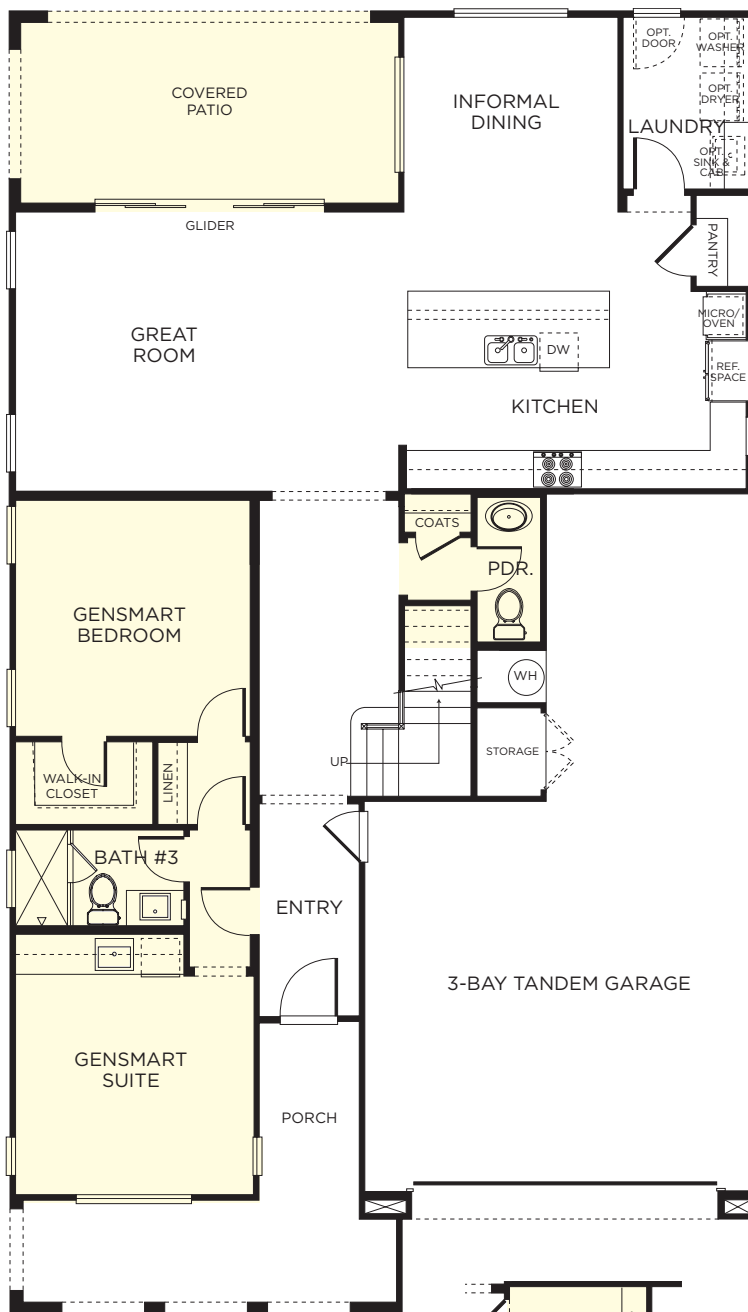
MODEL | 4 bedrooms | 3.5 bathrooms | GenSmart Suite™ |
Covered patio | 3-bay tandem garage | 2,805 sq. ft. (approx.)



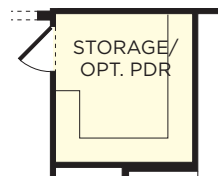
Optional Stackable Doors
at Covered Patio



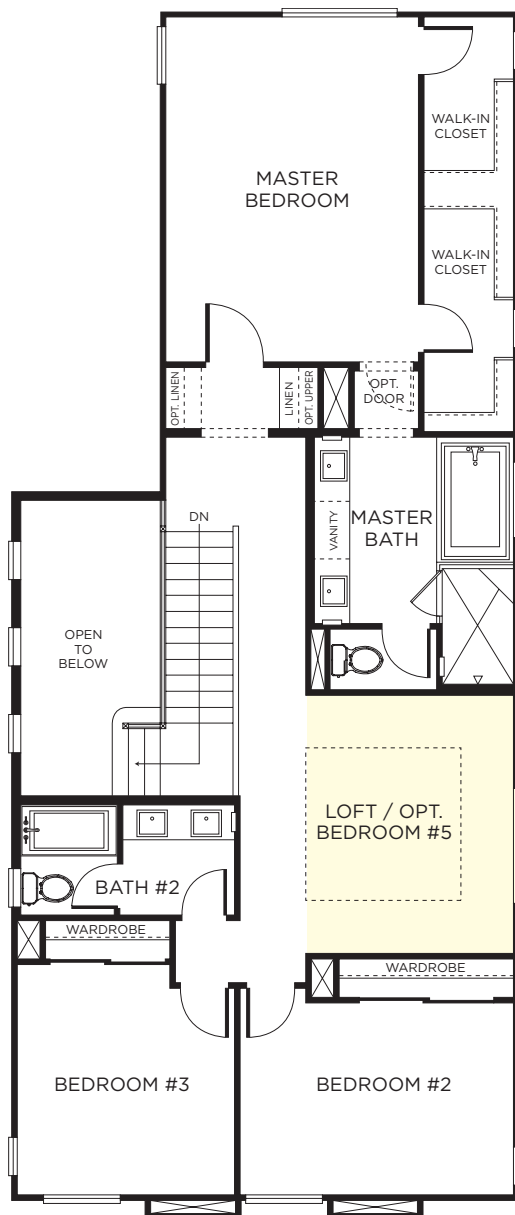
Standard Den and Bedroom 4
in lieu of Optional GenSmart Suite



FIRST FLOOR



Standard Storage
in lieu of
Optional Powder



Optional Bedroom 5
in lieu of Loft

SECOND FLOOR

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PRELIMINARY

Residence Three



Elevation A | Spanish



Elevation B | Italian



Elevation C | Prairie



Elevation D | Tuscan | Model

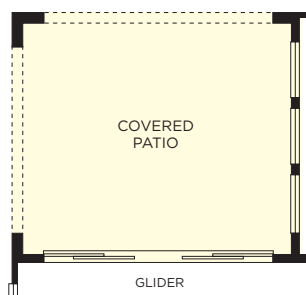
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PRELIMINARY

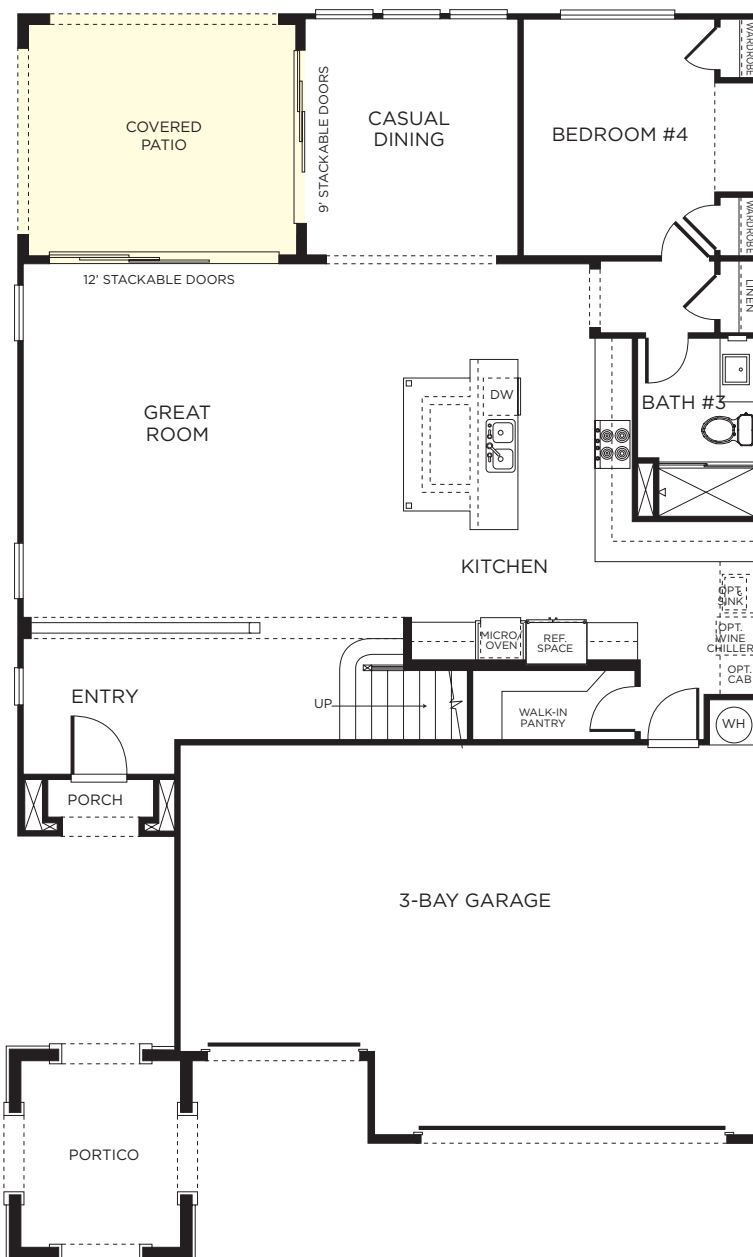
Residence 3D

STANDARD | 4 bedrooms | 3 bathrooms | Game Room
Covered patio | 3-bay garage | 3,065 sq. ft. (approx.)

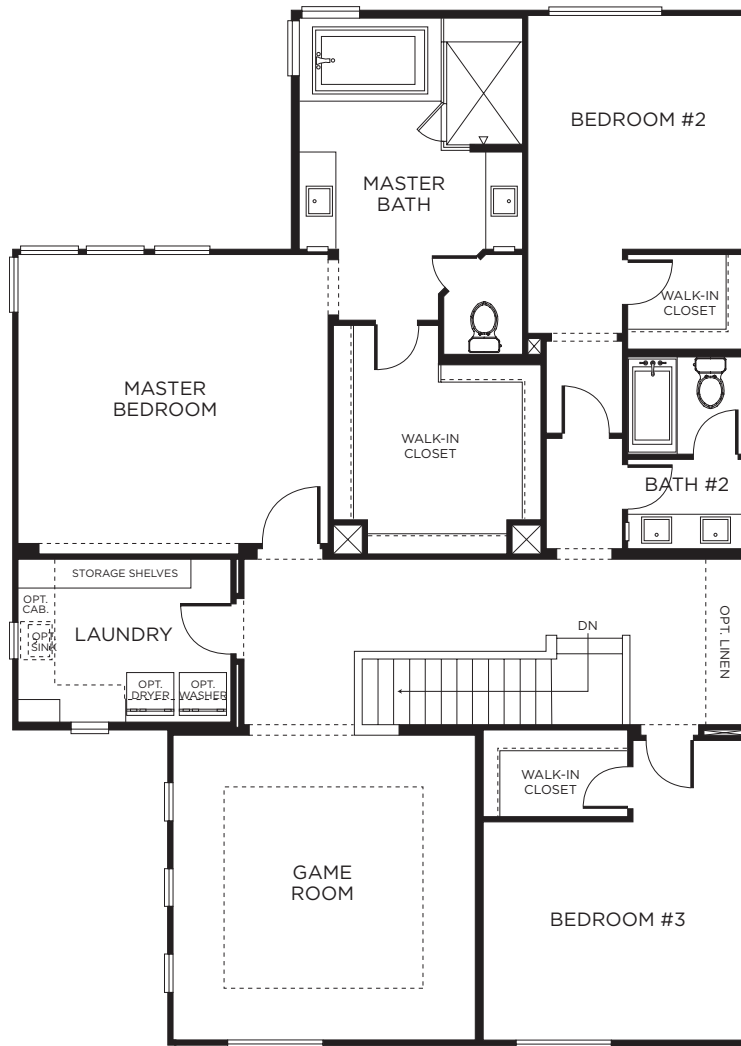
MODEL | 4 bedrooms | 3 bathrooms | Game Room | 3-bay garage
Covered patio with stackable doors | 3,065 sq. ft. (approx.)



Standard Glider & Windows
at Covered Patio



FIRST FLOOR



SECOND FLOOR

All square footage is approximate. Floorplan subject to change. For floorplan options, see Sales Representative.

PRELIMINARY

Residence Four



Elevation A | Spanish



Elevation B | Italian | Model



Elevation C | Prairie



Elevation D | Tuscan

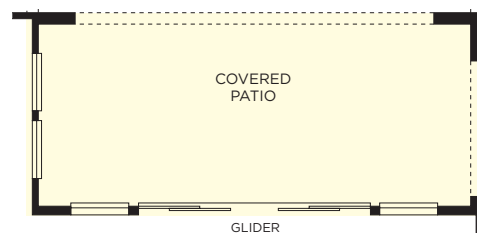
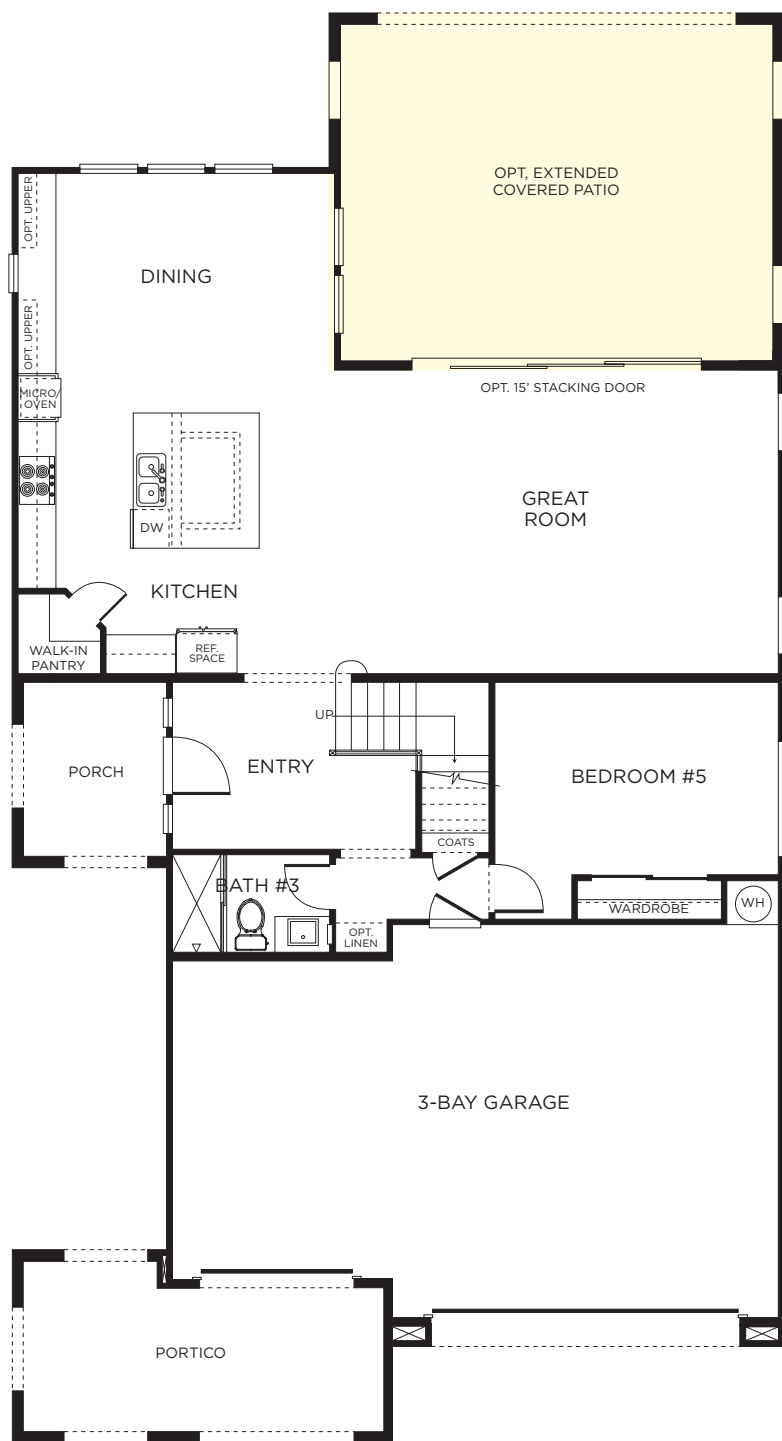
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PRELIMINARY

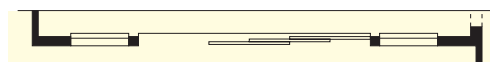
Residence 4B

STANDARD | 5 bedrooms | 4 bathrooms | Game Room
Covered patio | 3-bay garage | 3,228 sq. ft. (approx.)

MODEL | 5 bedrooms | 4 bathrooms | Game Room
Extendend covered patio | 3-bay garage | 3,228 sq. ft. (approx.)

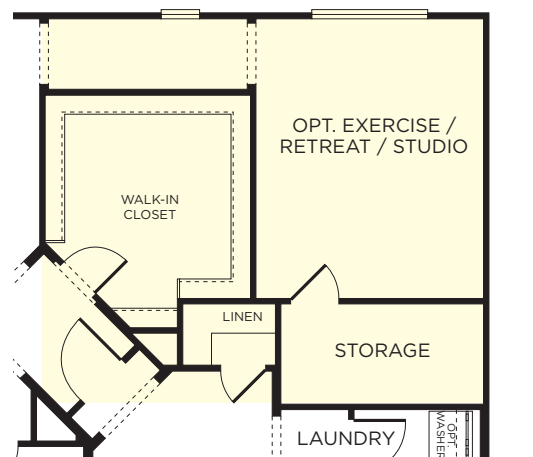
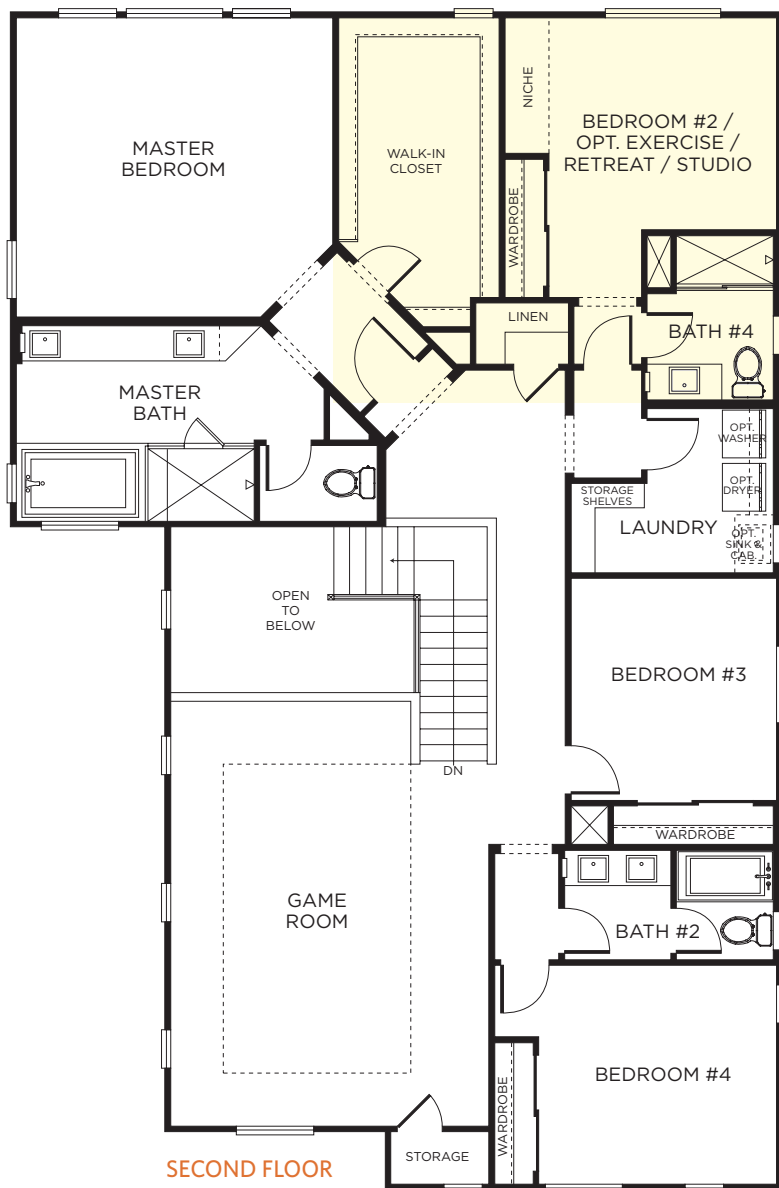


Standard Covered Patio with Glider



Optional 12' Stacking Door 1 at Covered Patio

FIRST FLOOR



Optional
Exercise / Retreat / Studio
in lieu of Bedroom 2

All square footage is approximate. Floorplan subject to change. For floorplan options, see Sales Representative.

PRELIMINARY



Additional features

INCLUDED WITH YOUR HOME

Home of distinction

The exciting new homes of Bella Verdi create a picturesque neighborhood setting, enhanced by rich architectural styles such as Spanish, Italian, Prairie and Tuscan.

- Architecturally specified exterior color palettes complement the street scene
- Covered patio/outdoor room with 12' gliding glass doors
- Paver driveway, front walk and front porch
- Therma Tru Classic Craft Rustic and Smoothstar Collection entry door in pre-selected styles and colors (varies per exterior)
- Decorative aged bronze finish entry door hardware by Schlage®
- Insulated metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior)
- Weather resistant exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART features)
- Vinyl windows with dual-paned spectrally selective glass
- Rain gutters and downspouts at specific locations (varies per plan and exterior elevations)

Impressive interiors

- Ceramic tile flooring in a variety of colors; at entry, kitchen and all bathrooms
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing

- Choice of two tone interior house wall color schemes
- Raised two-panel interior passage doors with satin nickel finish Schlage® hardware
- 50-gallon water heater
- Hot water re-circulating pump
- Dramatic ceilings and elegant interior architectural details including soffits in select locations (varies per plan)
- Architecturally specified recessed lighting
- Custom-crafted staircases with painted newel posts, balusters and handrail
- Separate interior laundry room with generous linen shelves and vinyl flooring in choice of styles
- White rocker light switches
- Smoke detectors with warning buzzer and battery back-up
- Fire sprinkler system
- Convenient secondary bathrooms with Delta® plumbing fixtures and white undermount sinks, low flush toilet, Caesarstone countertop and splash with fiberglass tub/shower surrounds.

Wired for today

Each home at Bella Verdi home comes complete a fully integrated multimedia wiring system, including a Luxul High Power Dual Band Wireless 900N Low Profile Access Point and a Luxul Commercial Grade Multi-WAN Gigabit Router, plus three CAT6 data jacks to select locations and RG6 jacks to all bedrooms, dens, lofts and game rooms. See a New Home Advisor for all the details of this enhanced home wiring package.

Sizzling hot kitchens

- Gourmet kitchens with large, convenient food preparation and eating islands
- Refrigerator space plumbed for automatic ice-maker

- Granite slab countertop with 6" splash
- Maple recessed-panel cabinet doors in Biscotti finish with satin nickel knobs and concealed hinges
- Cabinet recycling center
- Extended-height cabinetry
- Dual-compartment, stainless steel undermount sink with Delta® faucet in chrome finish
- Spacious food storage pantry - Walk-in Plans 1 & 3
- GE stainless steel finish appliance package including:
 - 36" five-burner cooktop
 - Built-in 30" microwave over thermal oven
 - ENERGY STAR® tall tub dishwasher with hidden controls
 - 36" high performance vent hood

Master bedroom suite

- Spacious master bedroom suite with luxurious bathroom and walk-in closets with raised-two panel closet doors
- Adult-height cabinetry with Caesarstone countertops and white porcelain undermount sink
- Compartmentalized water closet, deep-soaking bathtub and decorative Delta® chrome plumbing fixtures
- Maple recessed-panel cabinet doors with satin nickel finish knobs
- Spacious separate walk-in shower with convenient seat in choice of 12 x 12 or 6 x 6 ceramic tile surround and clear glass shower enclosure

Additional features AVAILABLE WITH YOUR HOME*



Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your sales representative for additional customizing opportunities.

Choices for your gourmet kitchen

Appliances & fixtures

- GE Monogram® stainless steel appliance packages
- Undercounter GE wine cooler
- Warming drawer
- GE Profile and Monogram refrigerators
- Single bowl stainless steel sink
- Kitchen faucet in choice of style and finishes

Cabinetry

- Cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles

Countertops

- Full-height splash at cooktop
- A variety of granite slab countertops with upgraded edge profiles
- Customized backsplash designs including tile and stone liners, decos and mosaics as showcased in the models

Electrical and low voltage opportunities

- A choice of designer-selected interior light fixtures
- Convenient fluorescent or LED under-cabinet task lighting
- 4-Camera Monitoring System
- 2GIG Alarm System (basic or deluxe)
- Digital Audio System
- Additional recessed fluorescent or LED lights
- Outlets for ceiling fans and hanging fixtures
- Dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets
- Additional telephone, cable or data outlets
- Pre-wiring and trim for interior speakers and home theater systems

Finish carpentry selections

- 12' Stackable glass door to Patio – All Plans
- 15' Stackable glass door to Patio – Plan 4
- French doors in select locations
- Closet & Pantry organizers

Stair systems

- Open tread maple stair systems, including handrail, newel post, and choice of maple or decorative iron balusters

Laundry room

- Additional upper and lower cabinetry with Caesarstone countertop.
- Convenient laundry sink and Delta faucet

Bathroom suites

- Tub enclosures in secondary bath tubs
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Mirrored closet doors
- Framed vanity mirrors

* Available at additional cost and subject to construction cutoff dates.

Note: For EarthSmart, HealthSmart, EnergySmart and Water Smart options, please review the informative LivingSmart section in this brochure

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included with Your Home" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Information is accurate as of the date of publication.
Renderings by VisionScape Imagery. (GH 5/2015)

PRELIMINARY



BELLA VERDI

2178 Trivero Street
Henderson, NV 89044

702.370.4562

 **PardeeHomes®** | Where smart solutions live.



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