

## 280 East MAULDING AVE, LAS VEGAS, NV 89123

- Almost HEAVEN -

*Homes of this high calibre are rarely found for sale - this is a property you'll be proud to call yours.*

Nestled in a desirous position of a cul-de-sac, and boasting over half an acre of property, at 0.64 acre, this 3 beds + Office and a Casita, 3.5 bath custom home features 3580 square feet of living space and an oversized 2 car garage.

As you approach the home, your eyes will be drawn to this sprawling property and a dramatic custom wrought iron gate that leads to an intimate, private porch area accessible from the casita. A perfect place to enjoy your morning coffee.

The outdoor space reflects the soaring ceiling of the inside foyer, and, like the opening credits to a movie, sets up the dramatic views waiting for you as you enter the home.

You will notice intricate planning has gone into designing this home – The front foyer splits the home into two separate wings; the east wing houses the master suite and laundry room while the west wing is where the secondary bedrooms are located.

The perfectly appointed home office comes with double door. The entry foyer takes you to an oversized game room, a beautiful bar, a custom made pool table that converts to a formal dining table that seat a party of twelve; convenient for those big gatherings. This front wing of the home is designed to be one of the focal point –as you will note; from the finishes on the ceiling, the Roman Columns, to the eye catching view of the backyard, this room is where you will be having many great conversations! This is a stress-free entertainment area for parties and cozy family dinners – or just a low key, relaxing night over a glass of wine or Apple Martinis!

A double door entry leads you into the Presidential Master Suite. It's designed with subdued colors for relaxation and beautifully engineered wood flooring for the complete look. Large windows allow you to bring some fresh outdoor, indoor. A backyard access door allows you to step out to yet another section of the backyard with a dedicated sitting area for your morning coffee. The master bath comes with a jetted tub, a walk in shower and two separate sinks and lots of counter space. Built-in cabinets and mirror, safebox completes the master closet.

The laundry room is conveniently located off the master suite. This room is fitted with shelving system and a secure room to tuck away the home's structured wiring panels.

The hallway will lead you to the other side of the home where you will find the two secondary bedrooms and the baths. Revisit the old Vegas in this vintage Half Bath.

As you tour the home you will quickly realize how you'll be spoiled for choice where you want to unwind or entertain –the game room will lead you into the kitchen - the heart of any home - and to the patio, making for an enormous entertaining space that still offers closeness.

Designed to be a combined space, the kitchen comes alive every morning with its East-facing picture window. Views of the lovely pool and landscaping make every morning peaceful. The split-level island offers room for four to enjoy breakfast or a snack throughout the day. The spacing of the appliances and counters creates an efficient workspace for a home chef. Stainless Steel appliances -double oven and you will also find a breakfast nook here

The eight-foot windows in the Family Room introduce a Transterior experience - bringing the outdoor, indoor. While the HD projector, 100" screen, and built-in 5.1 surround sound system turn evenings into a true home theater experience.

Take advantage of our perfect year round weather and retreat outdoor the backyard featured on HGTV show. You will revere this multi-themed landscape design that offer you "four backyards" for different uses. Right off the game room and kitchen is a more formal space, delineated by straight lines and elegant trees. It's the perfect place to entertain, and it creates a dramatic view from inside the house. The large pots lead gently into the outdoor bar and cantina style kitchen. It comes complete with cantina lights, BBQ, smoker, sink, and outdoor kitchen accessories. This is another perfect spot where friends can sit and chat, or casual dining.

The pool is strategically placed between the BBQ area and the outdoor pavilion, another section/theme. The pool is fitted with Heliocoil automatic solar heating that extends your swimming season. In-floor cleaning system, waterproof bamboo decking, an impressive wall planter with colored led lighting, three cantilever outdoor umbrellas, a sunken living room completed with palapa are among a short list of what you will find in this section of the yard.

Beyond the pool area, you'll discover a \$50,000 Spanish-influenced outdoor pavilion - the perfect place to watch a movie (surround sound included). A "concession stand" offers a place to serve snacks, while the attached storage closet provides ample room to keep outdoor cushions and other comforts.

Large, mature trees create a sense of privacy in this well appointed backyard.

The outdoor spaces are truly the jewel of the property, This property was featured on HGTV Landscaper's challenge show in 2015.

Expect to be the envy of all your guests with this remarkable entertainer's backyard!

Casita or the "in-law suite" features its own private entry. This private retreat with an attached full bath offers a large space for seating area and comes with ceiling fan, plantation shutters, small refrigerator, coffee maker for the "hotel-like" experience for your guests.

Other superior features include:

- Block walls are built well inside property line on most sides
- 3580sqft of living space
- 463sqft garage
- 3BR + Office
- 2½ BA
- 1BR/1BA in private attached guest house
- 12' ceilings throughout
- 8' doors inside and out
- 10' Laundry room ceiling
- Coffered ceiling in Master Suite
- Custom Drapery in Master Suite
- Plantation shutters in Casita and guest bedroom
- Built-in Cabinets and in Office
- Wired for cable, satellite, and networking with multiple jacks in each room
- Convenient keypad locks on important doors and gates
- Hardwired + wireless monitored alarm system serviced by CenturyLink and Cox – **This cul-de-sac is the only one on Maulding currently serviced by Cox.**
- Custom built-in closet cabinetry in walk-in master closet
- Built-in closet/bedframe in master bedroom
- Central vacuum system
- Inside of roof is coated with a radiant heat reflective system for better insulation and lower energy costs all year
- All interior walls are insulated for better sound dampening and climate control, and most feature a custom, hand-applied plaster finish
- Indoor movie theater (screen and HD projector included; uses Wireless HDMI) 3-zone, 6-speaker outdoor sound connected to included interior A/V receiver (just turn on Zone 1 & Zone 2 on the receiver; can accept AirPlay audio from Apple devices or connect your own music sources)
- All windows are low-E and lightly tinted for maximum insulation
- Laundry room's stacking washer and gas dryer included
- Exterior video cameras for security, including video doorbell
- "Heliocoil" automatic solar heating for pool extends the pool season at no extra cost
- Beautiful custom gates by Artistic Iron Works provide security and a Mediterranean accent to the front facade
- Luxurious custom master bath with dual vanities, jetted tub, two-person shower, custom tile throughout
- Custom-built bar area in Game Room
- Stainless steel kitchen appliances (including French door refrigerator and double oven), granite countertops, and custom Merillat natural hickory cabinets; four stools included for island bar height counter
- High-end granite countertops and backsplash in kitchen and master bath; Corian countertops in second bath and guest house bath
- Solar screens and shutters
- Intercom System and wired in two rooms
- Engineered wood flooring in Game Room and Master Suite
- Brand-new carpet in 2 bedrooms
- Energy-efficient, color-balanced LED lighting throughout

- Fully Finished garage - Drywall, Plaster finish, paint, and baseboard trim; epoxy floor coating over concrete
- Hardwired, high-end Lutron RadioRA 2 lighting automation system
- Outdoor storage shed/workshop (by Tuff Sheds, built in 2017) and covered deck (perfect for a hot tub - 30amp power is conveniently located nearby for that purpose)
- Outdoor pool deck is long-lasting and low-maintenance bamboo composite planks
- Outdoor "men's restroom" (great for reducing tracked-in dirt and water when people are using the swimming pool)
- Outdoor closet & snack counter
- Outdoor pavilion / movie theater (screen included), including A/V receiver and 4 speakers (2 in pavilion, 2 rear channel "rock" speakers in landscaping)
- Outdoor kitchen includes built-in chest coolers and custom tile countertops
- Beautiful xeriscape landscaping (courtesy HGTV's "Landscapers' Challenge" show) with automated drip irrigation throughout
- Brand-new irrigation system includes Internet-connected smart controller
- Propane gas service (range, heating, hot water, fireplace, and clothes dryer are all gas)
- Brand-new 4-zone high-efficiency HVAC system
- R-E zoning (max one house per half acre) and Rural Neighborhood
- Preserve (RNP) overlay ensures neighborhood will remain quiet. Street is non-arterial, meaning there will never be excessive traffic in front of the home. Wash at rear has been rip-wrapped by the county to prevent erosion.

#### Included **PERSONAL PROPERTIES** :

- Outdoor pool furniture including umbrellas (more in the shed)
- Outdoor Kitchen including furniture, BBQ and smoker
- Two Outdoor iron rolling bars
- Stainless Steel Outdoor serving cart
- Outdoor iron table and chairs – by Master Suite
- Outdoor furniture in covered patio sitting area
- Outdoor movie screen
- Outdoor propane space heater
- Outdoor propane BBQ and smoker
- Game Room -Pool table (doubles as dining table w/3pc removable top)
- Master Suite - Custom Built Bed frame and niche
- Family Room - HD projector and screen
- Family Room - A/V receiver
- Laundry Room - Full-sized washer and dryer
- Garage -Chest freezer
- Kitchen stools

#### **\*EXCLUDE all Staging items at the property**

A complete house manual is included, detailing how all the built-in items work and how codes and passwords can be changed from the provided defaults.

**Includes a comprehensive home warranty from Home Warranty of America - Diamond plan, with riders for ductwork, pool, and septic system.**

Covers all major appliances, plumbing fixtures, and home systems, including pool, for a worry-free move-in.

Covers unknown preexisting conditions. Transfers to buyer at closing.

**HOME MAINTENANCE EXPENSES:**

Nevada Energy, on a budget plan at \$250/mo

Water \$250 in mid-summer, \$30 in winter

Propane is about \$1000/yr

Pool maintenance \$100/mo

Security worked out to about \$32/mo on a multi-year contract (Brantley Security)

To Watch the Landscaper's Challenge TV show on this backyard:

Part 1 <https://tinyurl.com/280EMauldingHGTV>

Part 2 <https://tinyurl.com/280EMauldingHGTV2>

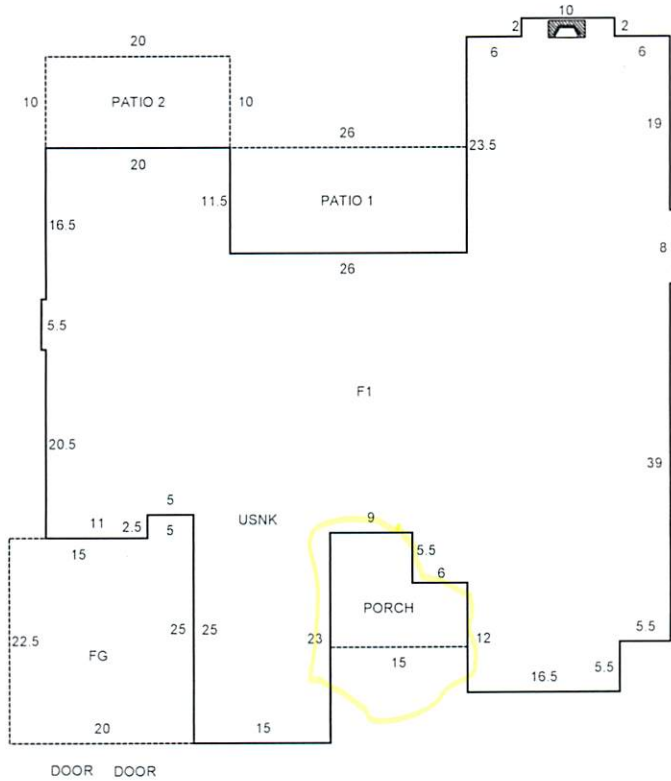
# SKETCH/AREA TABLE ADDENDUM

S:17709160100901.AX2

APN 177-09-601-009-01

SUBJECT	Address	280 EAST MAULDING AVE	
	Date	03-2005	N/A LC#
	Subj/Project		
	Model	CUSTOM HOME	N/A DRAWN FROM PLANS
	Drawn by #	120	

IMPROVEMENTS SKETCH



Comments: This is for Tax Assessment Purposes only For specific information please go to our website at [www.co.clark.nv.us/assessor/assessor.htm](http://www.co.clark.nv.us/assessor/assessor.htm)

Scale: 1" = 12'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	F1	1.00	3580.00	360.0	3580.00
FG	FG	1.00	462.50	90.0	462.50
P1	PORCH	1.00	154.50	55.0	154.50
P2	PATIO 1	1.00	299.00	75.0	299.00
P3	PATIO 2	1.00	200.00	60.0	200.00
Net LIVABLE Area (rounded w/ factors)					3580

## COMMENTS

## FIXTURES



I/WE, THE BUYER, BY SIGNING, SIGNIFY THAT I/WE UNDERSTAND THE CONTRACT OVERRIDES THESE PRINTS. ALL ROOM DIMENSIONS ARE A MINUTE AND DO NOT REFLECT THICK WALLS. ONLY FRONT WINDOWS ARE UNLESS NOTED OTHERWISE ON CO ANY OPTION SHOWN ON THESE IN ORDER TO BE INSTALLED, IS INCLUDED IN THE FINAL SIGNATURE AND THAT ANY H.O.A. (HOME ASSOCIATION) OR C.C.&R. (CODES, AND RESTRICTIONS) REQUIREMENTS ADDITIONAL AND SHOULD BE REVIEWED IN THE FINAL SIGNED CONTRACT.

CLIENT APPROVAL

AS 6/10/0  
 AS 6/12/2

05.24.03

**LIVING AREA**

COVERED P.

UNCOVERED  
SURFACE AREA

FRAMING

SLAB AREA

OVERALL.

OVERALL

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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