

## ARE YOU READY FOR THE LIFESTYLE YOU **Deserve?**

A **"Stand Out"** IN WESTERN HILLS

CAPTURES BREATHTAKING VIEWS

### Entry:

- Custom Greg Steves Built Home Offers Rooms of Upgrades ~ Attention to Detail Everywhere
- Stamped Concrete Driveway Leads to Custom Iron Gate Opening into Inviting Front Patio
- SW Contemporary Architecture w/Great Lines & Custom Iron Sconce Built into Stucco Niche
- Massive Hand Carved Wood Door w/Rustic Iron Door Pull & Matching Decorative Door Bell
- Custom Stained Glass Side Panel Designed by Linda Garrison
- Dramatic Entry w/Vaulted Ceilings, 3 Tinted Accent Windows/Black Forged Iron Chandelier
- Custom Porcelain Tiled Floors in Varying Hues of Muted Red Rock Tones Set on Diagonal
- Deep Sage Walls Complimented by Porcelain Floors Carved with Rustic Petroglyph Accents

### Great Room:

- Open Great Room Concept Offers Walls of Windows Delivering Huge Red Rock/Mtn Views
- Large Window Above Noche Tiled Entertainment Center & Hearth Frames Chimney Rock
- Huge Walls of Windows Deliver Views from Chimney Rock to Capital Butte on to Coffee Pot
- Custom Built-in Lighted Stucco Art Niche Features Glass Shelves & Stucco Ledge
- Massive Recessed Lighted Art Wall Painted in Deep Burnt Copper to Compliment Flooring
- Stereo System: Surround Sound Offers Tremendous Sound/2 Speakers Built into Tiled Hearth
- Lighted Art Wall above Heat n' Glo Fireplace w/Thermostat Control
- Rustic Oversized Twisted Alligator Juniper Mantle Designed by the Crooked Chair
- Oversized Ceiling Fan with Faux Light Reverses for Summer and Winter Temperatures
- Glass Door to Side Courtyard Stamped Concrete Patio w/Tremendous RR/Mtn Views
- Sitting Ledge + Three Custom Stained Glass Accent Windows Designed by Linda Garrison

### Dining Room ~ Formal/Informal

- Open Formal Dining Room with Huge Faux Pendant Light w/Twisted Rope Iron Detailing
- Built-in Buffet Designed w/Knotty Alder Cabinetry, Solid Satin Nickel Knobs + Granite Ledge
- Cabinetry Offers Lighted Glass Art Shelves with Recessed Lighted Art Wall in Deep Taupe
- Additional Cabinets Below Buffet Provides Plenty of Additional Storage for Dinnerware

### Kitchen:

- Spacious Kitchen: 2 Level Granite Snack Bar/2 Faux Glass Pendant Lights/Rustic Forged Iron
- Curved Noche Tiled Wall with Carved Petroglyph Accents Supports Snack Bar Area
- Lg Granite Island with Dual S/S Sinks, Garbage Disposal & Moen Satin Nickel Pull off Faucet
- Oversized Skylight Designed Above Granite Island Provides Lots of Bright Light
- Warmth of Custom Knotty Alder Cabinetry in Deep Taupe with Solid Satin Nickel Knobs
- Pull-out Shelves for Storage + Large Pantry w/Pull out Drawers & Dual Lazy Susans
- Specialty Lighting Below Cabinets and Above Cabinets w/Area for Displaying Art & Basketry
- Large Window Delivers RR and Mtn Views Overlooking Front Courtyard
- Stained Glass Cabinet Designed by Linda Garrison Offers Seeded Glass in Varying Hues
- S/S Jennaire Side by Side Refrigerator w/Ice Maker/Gas Range/Oven (Convection)/ Microwave
- Noche Tiled Backsplash Set on the Diagonal Above Slabs of Rich Flowing Granite

### **Informal Dining Niche:**

- Informal Dining Niche: Ceiling Fan w/Faux Light Offers Walls of Windows w/RR/Mtn Views
- Kitchen/Informal DR Walls Newly Painted in Deep Taupe Compliments Knotty Alder Cabinetry
- Dramatic Stucco Art Cubicle & Ledge with Dual Lighting for Displaying Art
- Sliding Glass Doors off Informal Dining Niche Enters into Landscaped Front Courtyard

### **Laundry Room:**

- Porcelain Tiled Hallway with Large Skylight Leads into Tiled Laundry Room w/Exhaust Fan
- Large Sink with Counter Tops for Folding Clothes + Large Rod for Hanging Clothes to Dry

### **Office/Bedroom:**

- Solid Knotty Alder French Doors w/Rustic Iron Hardware Opens into Lg Tiled Office/Bedroom
- Custom Built-in Knotty Alder Cabinetry w/Shelves Offers Plenty of Space for Displaying Books
- Hanging Files/Lots of Additional Lower Storage Cabinetry + Copper Swirl Toned Counter Tops
- Ceiling Fan for Warm Summer Days
- Full Wall Closet System with Shelves & Solid Knotty Alder Sliding Doors
- Large Window Overlooks Lushly Vegetated Private Walled Backyard & Birding Area
- Sliding Glass Doors from Formal Dining Room & Office Lead to Fabulous Outdoor Living

### **Hallway:**

- End of Tiled Hallway Offers Private Guest Area & Linen Closet w/Shelves
- Wall Closet System with Solid Knotty Alder Sliding Doors & Lg Pantry w/Wire Shelves

### **Guest Bath:**

- Tiled Guest Bath Recently Painted Deep Rust w/Rojo Travertine Framed Mirror & Faux Light
- Tub/Shower Combination Tiled in Rich Rojo Travertine w/Custom Tiled Built-in Soap Niche
- Skylight Makes for a Light/Bright Bathroom, Granite Counters & Sunken Almond Kohler Sink
- Satin Nickel Towel Bars and Hardware + Exhaust Ceiling Fan

### **Guest Bedroom:**

- Guest Bdrm Recently Painted in Deep Taupe w/Art Lighting on Dimmer Switches, Ceiling Fan
- Full Wall Closet System with Solid Knotty Alder Doors
- Large Window Overlooks Backyard Birding Area + Red Rock Views
- Small Side Window Offers Red Rock Views + Enjoyment of Cross Ventilation in the Summer

### **Master Bath:**

- Dramatic Entry into Master Suite via Curved Moldings & Oversized Solid Alder French Doors
- Tiled Entry into Bedroom Offers Recessed Lighted Art Wall Painted in Deep Copper Tones
- Solid Knotty Alder Pocket Door Opens into Relaxing Master Bath
- Porcelain Floors: Jetta Whirlpool Tub Surrounded by Large Rojo Travertine Tiles w/Rope Trim
- Rain Glass Window over Tub Offers Warm Gently Breezes of Summer
- Custom SW Santa Fe Stained Glass Window by Linda Garrison Changes Colors as Sunsets
- Dropped Down Ceiling with Lights above Full Mirrored Wall
- Granite Counters/Noche Slab Tiled Backsplash/Sunken Kohler Sinks w/Satin Nickel Hardware
- Rustic Rojo Travertine Snail Shower with Noche Tiled Floors, Built-in Soap Dish & Tiled Seat
- 12 Tiles Carved with Petroglyph Designs Strategically Placed Throughout Walk-in Shower
- Separate Tiled Commode with Solid Knotty Alder Door & Indented Art Ledge + Linen Cabinets
- Exhaust Ceiling Fans in Main Bath and Commode Area
- Walls Recently Painted in Deep Rusted Hue to Compliment Rojo Travertine Tiles
- Carpeted Walk-in Closet & Built-in Drawer/Shelf System w/Solid Knotty Alder Pocket Door

### **Master Bedroom:**

- Large Carpeted Master Bdrm: Deep Sage Carpet Complimented by Soft Sage Walls
- Coved Ceiling with Art Lights & His n'Her Night Lights Turned on by Separate Switches
- Flat Screen Sony TV on Wall + Comfortable Sitting Area
- Lg Window Above SW Designed Heatilator Fireplace w/Custom Slate Accents & Sitting Hearth
- Walls of Windows Deliver Magnificent RR/Mtn Views
- Ceiling Fan + Dual Windows on Each Side of Bed Allow Enjoyment of Outdoor Waterfall

### **Garage:**

- 2.5 Stall Garage: Floor to Ceiling Built-in Cabinets, Shelves & Drawers + Epoxy Finished Floor
- Easy Access from Garage into Kitchen

### **Outdoor Backyard:**

- Entertainer's Delight Covered Back Patio w/Ceiling Fan & Stereo System Can Be Adjusted
- Covered Lattice Shade Structure w/Columns by Stanley Steel Structures Leads to Paver Patio
- Fabulous Private Outdoor Patios~ Stained Concrete + Paver Patio + Flagstone Patios
- Pleasant Birding Area Designed w/Boulders, Cacti & Mature Twisted Juniper Branches
- Side Iron Gate Offers Side Entry and Easy Access into Large Back and Front Yard
- 5 Large Custom Pitted Bowl Pots Designed with a Variety of Mature Cacti Surround Paver Patio
- Fabulous Views of Coffee Pot and Capital Butte from Backyard Patios
- 3 Waterfalls Gently Cascade into Large Pond with Fish Creating an Outdoor Ambience
- Waterfall/Pond Design Created by Green Magic and Winner of Pond Tour for 2005
- Accent Lighting Around Pond and Paver Patio on Timer
- Roses, Butterfly Bushes, Cat Tails, Lilies, Pyracantha, Strawberry Plants Just to Name a Few
- French Drains Surround the Upper and Side Lot for Proper Drainage to Front Arroyo
- Mature Privets Behind Home Belong to Property and Can Be Lowered for Additional RR Views

### **Amenities:**

- Surround Sound and Stereo Speakers Throughout Home Which Can Be Adjusted Separately
- Kohler Water Saver Commodes Throughout
- Water Softener, Reverse Osmosis and Recirculating System for Instant Hot Water Throughout
- High End Frieze Carpeting in Bedrooms
- Designer Non Volatile Paint for the Green Conscious Individuals
- Outside of Home + Surrounding Wall Painted in High End Custom Color in March of 2009
- Licensed Roofer's Evaluation by Sam Eggli with Minor Repairs Addressed in March of 2009
- Certificate of Occupancy in 2003, but Did Not Occupy Home until June of 2004
- Architect Paul Overman + Our Ideas/Changes ~ Placed on Lot to Take Advantage of Views
- Over the Top Landscaping Designed by Green Magic w/Drip Systems on Multiple Zones
- Security System Throughout Home
- Custom Non Volatile Paint (Accent Colors) Added by Decorator in 2008
- Louvelor Duette Bottoms Up/Tops Down Pleated Shades + Vertiglide Sliders Throughout Home

**Oversized Windows Deliver Unblockable Red Rock & Mountain Views**

**A True Custom Home**

860 Rodeo Road