



# *Carménère*

THE ART  
OF LIVING WELL

AN EXCLUSIVE CUSTOM HOME DEVELOPMENT  
SOUTHSHORE - LAKE LAS VEGAS



A DISTINCT COLLECTION OF CUSTOM BUILT HOMES WILL BE SITUATED ON  
GENEROUSLY SIZED HOME SITES AND HIGHLIGHT THE REDISCOVERY OF THE TIMELESS  
ARCHITECTURE AND GENERATIONAL CRAFTSMANSHIP THAT STILL THRIVES TODAY





# *Carménère*

(PRONOUNCED "CAR-MEN-YEHR")

CARMÉNÈRE, ONE OF THE SIX NOBLE RED GRAPES ALLOWED IN BORDEAUX WINES, WAS LONG FORGOTTEN AND THOUGHT TO BE EXTINCT. IN 1867, THE PHYLLOXERA PLAGUE ALL BUT WIPED OUT EUROPE'S WINE REGION AND IT WAS THOUGHT THAT THE VARIETAL CARMÉNÈRE WAS LOST FOREVER. FORTUNATELY, PRIOR TO THIS, CUTTINGS WERE IMPORTED TO CHILE WHERE THE GRAPE WAS THOUGHT TO BE MERLOT. THROUGH MODERN DNA TESTING, CARMÉNÈRE WAS REDISCOVERED AND FAR FROM BEING EXTINCT IS THRIVING IN CHILE. IN 1998, THE CHILEAN DEPARTMENT OF AGRICULTURE OFFICIALLY RECOGNIZED CARMÉNÈRE AS A DISTINCT VARIETAL.

## WHAT ONCE WAS LOST, HAS NOW BEEN FOUND

IN THE SPIRIT OF THIS GREAT REDISCOVERY, ROCKFORD REALTY PRESENTS "CARMÉNÈRE" AN EXCLUSIVE COLLECTION OF CUTOM HOMES BUILT IN THE SOUTHSORE COMMUNITY OF LAKE LAS VEGAS.



# Carménère

## SOUTHSHORE - LAKE LAS VEGAS

### 5 Vacant Land Lots Adjacent to the SouthShore Country Club

#### LOCATION

<u>Address</u>	<u>Size</u>	<u>Price</u>
5 Carmenere Court	0.46 Acres	\$475,000
7 Carmenere Court	0.39 Acres	\$610,000
8 Carmenere Court*	0.32 Acres	\$420,000
9 Carmenere Court	0.33 Acres	\$825,000
10 Carmenere Court	0.31 Acres	\$775,000
12 Carmenere Court	0.35 Acres	\$900,000

#### UNITS

6 Sites Zoned Single Family Residential

#### IMPROVEMENTS

The site is fully improved with all utilities, access, guard gate entrance.

#### HOA

\$467.25 per month per lot



\*8 Carmenere Ct. is owned by different owners than 5, 7, 9, 10 & 12 Carmenere Ct.



# *Carménère*

## SITE PLAN

STRADA DI CIRCOLO

CARMENERE CT.

8  
CARMENERE CT.  
14,018 SQ. FT.

10  
CARMENERE CT.  
13,648 SQ. FT.

12  
CARMENERE CT.  
15,335 SQ. FT.

9  
CARMENERE CT.  
14,261 SQ. FT.

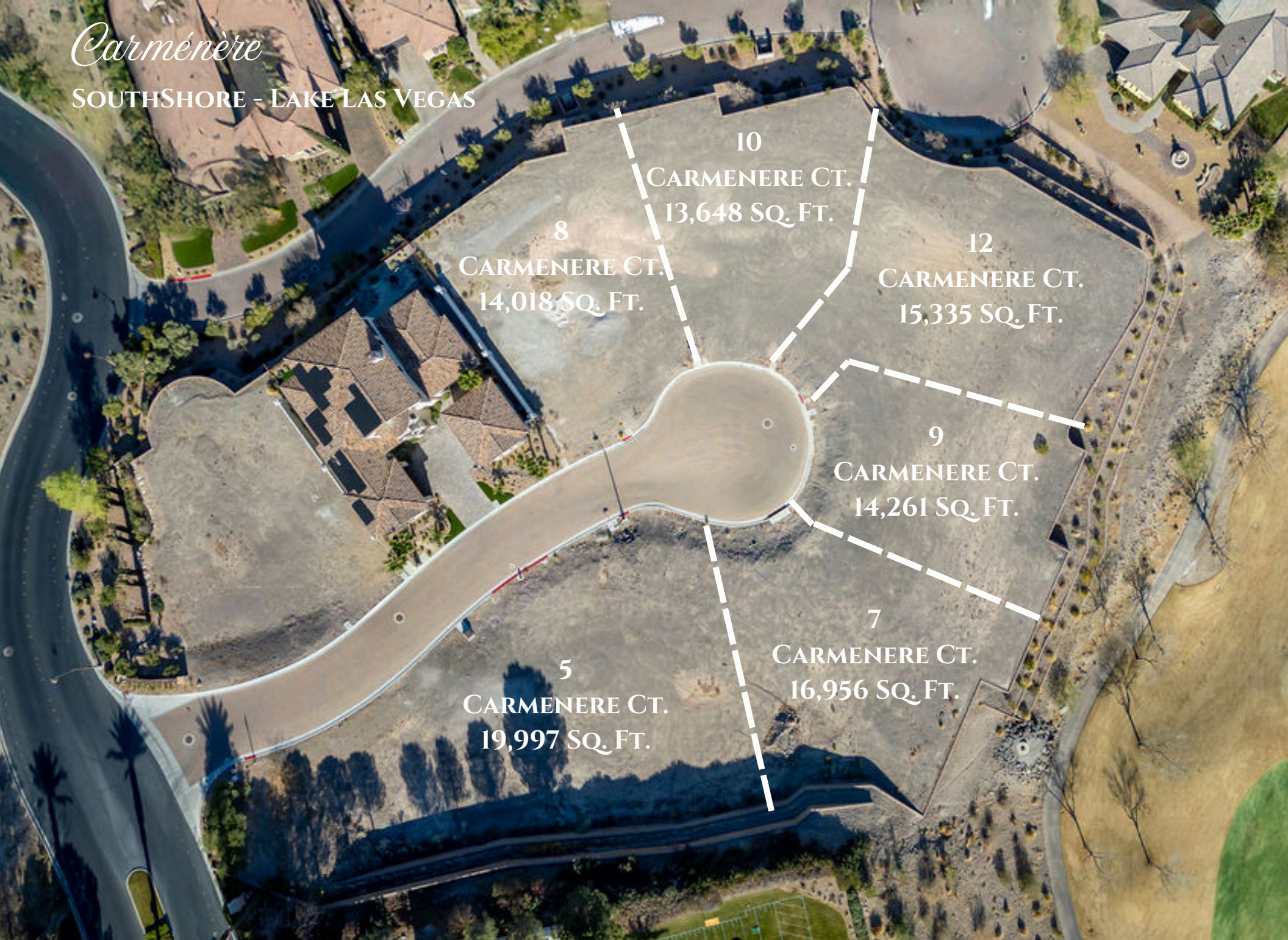
7  
CARMENERE CT.  
16,956 SQ. FT.

5  
CARMENERE CT.  
19,997 SQ. FT.



*Carménère*

SOUTHSHORE - LAKE LAS VEGAS



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SOUTHSHORE - LAKE LAS VEGAS

**BUILD THE HOME OF YOUR DREAMS  
WITH VIEWS LIKE THESE**

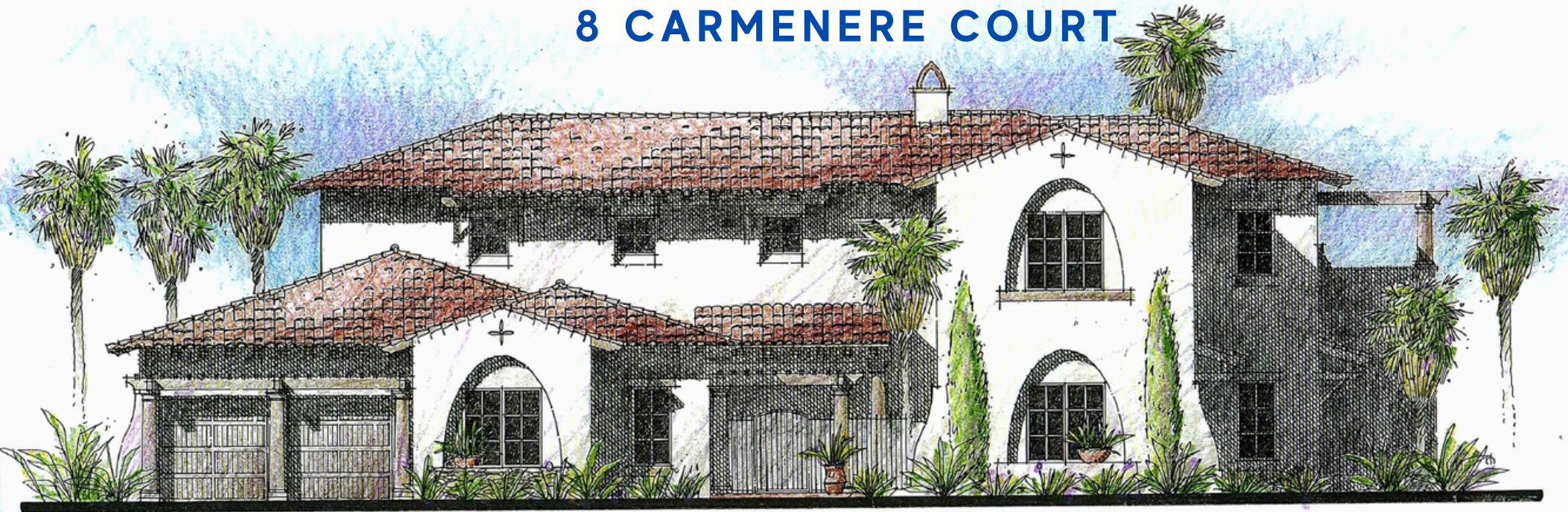




# *Carménère*

SOUTHSHORE - LAKE LAS VEGAS

## FULL ELECTRONIC PLANS AVAILABLE FOR 8 CARMENERE COURT



LOT 3 DETAILS

### CASA REPOSADA

RESTFUL HOUSE

The main floor features a courtyard to a covered entry. The great room boasts high timbered ceilings with an open floor plan that leads to the covered patios and pool with a large lift and sliding doors. The great room also features a fireplace, a large bar area and an open dining room to the kitchen. The kitchen includes a large island with gourmet appliances and a full pantry. A custom wine room with glass doors off the great room is ideal for all your fine vintages. The large master suite features a fireplace, a wet bar, his and her vanities, an oversized walk-in shower, a Jacuzzi tub and a walk-in closet. Also included is a separate family room, a laundry room and 2 additional bedroom/maids quarters/study. On the exterior there is a cabana ensuite for pool area plus a 3 car garage. The 2nd floor features an additional bedroom, a teen room and a games room opening up onto large deck area.

#### DETAILS

- 5,271 sq ft liveable
- 632 sq ft covered patios
- 672 sq ft decks
- 4 Bedroom - 4.5 Bath
- Great Room
- Family Room
- Teen Room
- Game Room with Optional Casita and Optional Elevator



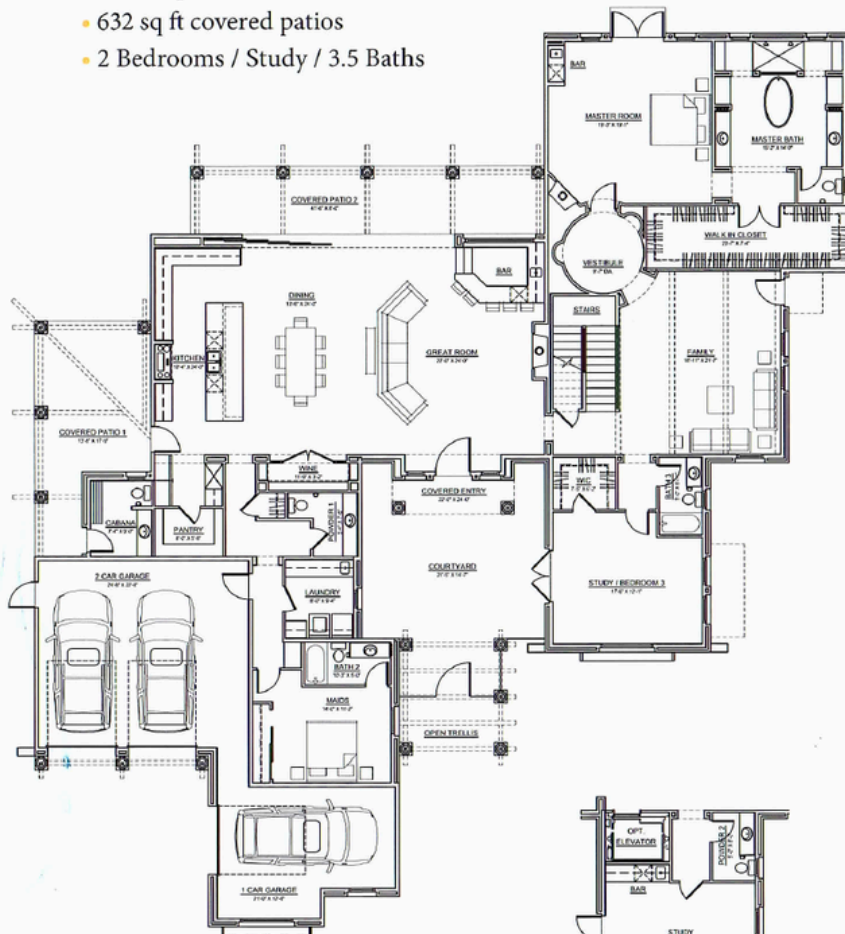
# Carménère

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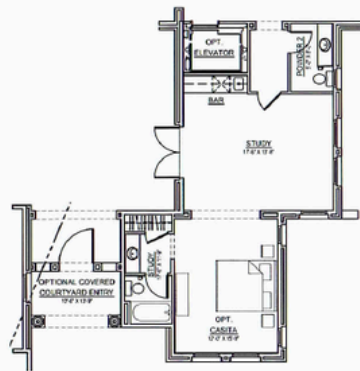
### FIRST FLOOR

- 4,049 sq ft liveable
- 632 sq ft covered patios
- 2 Bedrooms / Study / 3.5 Baths



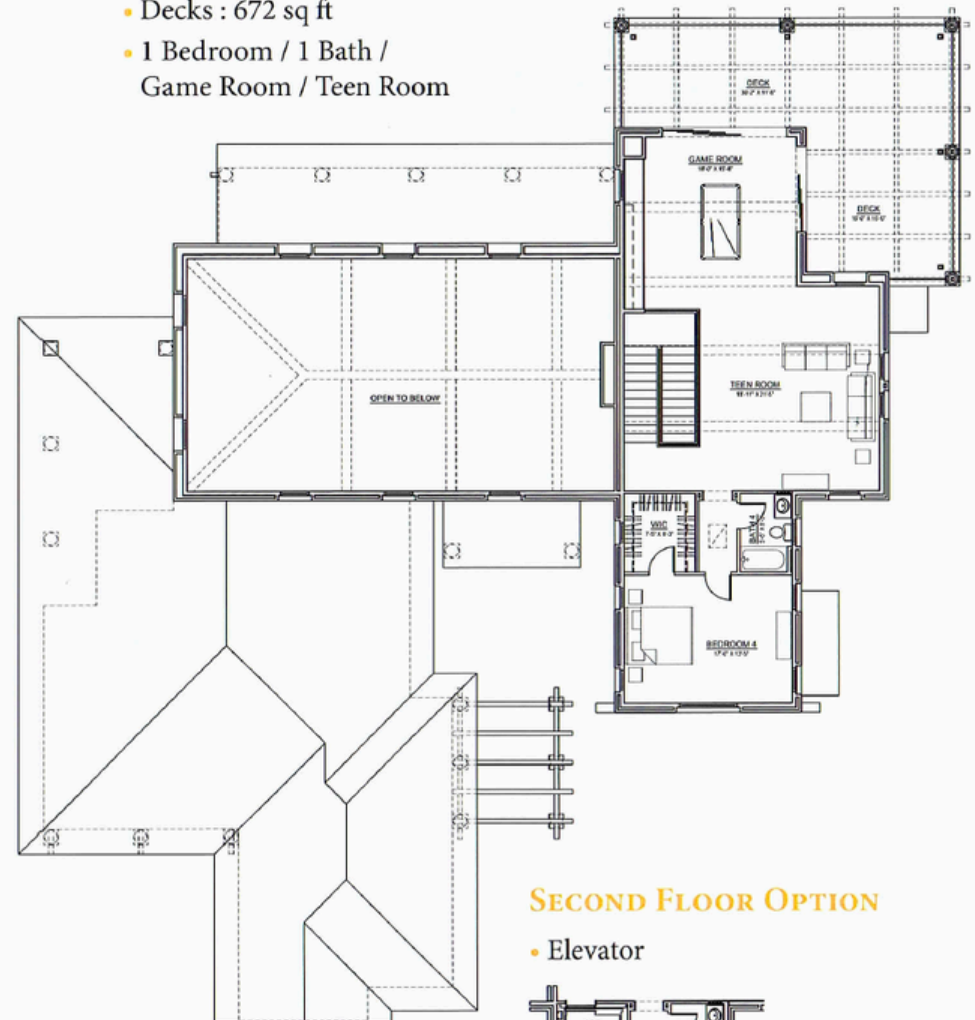
### FIRST FLOOR OPTION

- 300 sq ft liveable
- 145 Sq ft Covered Courtyard Entry
- Casita / 1 Bath / Elevator



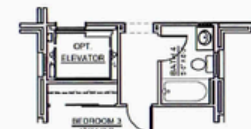
### SECOND FLOOR

- 1,222 sq ft liveable
- Decks : 672 sq ft
- 1 Bedroom / 1 Bath / Game Room / Teen Room



### SECOND FLOOR OPTION

- Elevator





# THE ART OF LIVING WELL





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## **SOUTHSHORE - LAKE LAS VEGAS**

### **ABOUT LAKE LAS VEGAS**

#### **Discover the Exclusive Lake Las Vegas Resort Community in Henderson, Nevada**

Nestled around a stunning 320-acre artificial lake, Lake Las Vegas offers the perfect blend of serene beauty and luxurious living, just 20 miles from the world-famous Las Vegas Strip. This prestigious, master-planned community is home to two luxurious resorts: the Hilton Lake Las Vegas Resort & Spa and the Westin Lake Las Vegas Resort & Spa, providing residents and guests with exceptional accommodations and a tranquil lakeside setting.

Golf enthusiasts will appreciate the nearby SouthShore Country Club, featuring an 18-hole, Jack Nicklaus-designed championship course. Ranked #45 on Golfweek's list of Best Residential Courses and #3 in Nevada's Best Private Courses, this golf course offers breathtaking views and an unparalleled golfing experience.

As a member of SouthShore Country Club, you'll enjoy access to the Lake Club, an exclusive retreat with fine dining, fitness facilities, a private beach on Lake Las Vegas, swimming pools, and a variety of social activities for a truly luxurious lifestyle.

#### **SouthShore Country Club Amenities Include:**

- Private Jack Nicklaus Signature Golf Course
- The Lake Club: An 18,000 sq. ft. clubhouse with a heated pool, tennis and pickleball courts, water activities and sports court.
- State of the Art Fitness Center
- Private Lakeshore White Sand Beach
- 28,000 sq. ft. Clubhouse with a restaurant, full-service bar and grand event room
- Range of Massage Therapy Services
- Family-Oriented Social Calendar





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## SOUTHSHORE - LAKE LAS VEGAS

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Prepared by:

WEDGE KETCHAM TEAM



STEPHANIE WEDGE  
B.1002511  
408.438.0038  
STEPHANIE@ROCKFORDREALTYINC  
.COM



KAMI KETCHAM  
BS.146465  
714.399.5656  
KAMI@KETCHAMRP.COM

