



# *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

**4 Remaining 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	\$520,000
7 Carmenere Court	0.39 Acres	\$670,000
<del>8 Carmenere Court*</del>	<del>0.32 Acres</del>	<del>\$420,000</del>
9 Carmenere Court	0.33 Acres	\$870,000
10 Carmenere Court	0.31 Acres	\$850,000
<del>12 Carmenere Court</del>	<del>0.35 Acres</del>	<del>\$870,000</del>

### UNITS

4 Sites Zoned Single Family Residential

### IMPROVEMENTS

The sites are fully ilmprored with all utilities, access, guard gate entrance.

### HOA

\$622 per month per lot

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



# *Carménère*

## SITE PLAN

**IN  
ESCROW**

8

CARMENERE CT.  
14,018 SQ. FT.

10

CARMENERE CT.  
13,648 SQ. FT.

12

**SOLD!**  
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.

STRADA DI CIRCOLO

CARMENERE CT.



*Carménère*

SOUTHSHORE - LAKE LAS VEGAS

**IN  
ESCROW**

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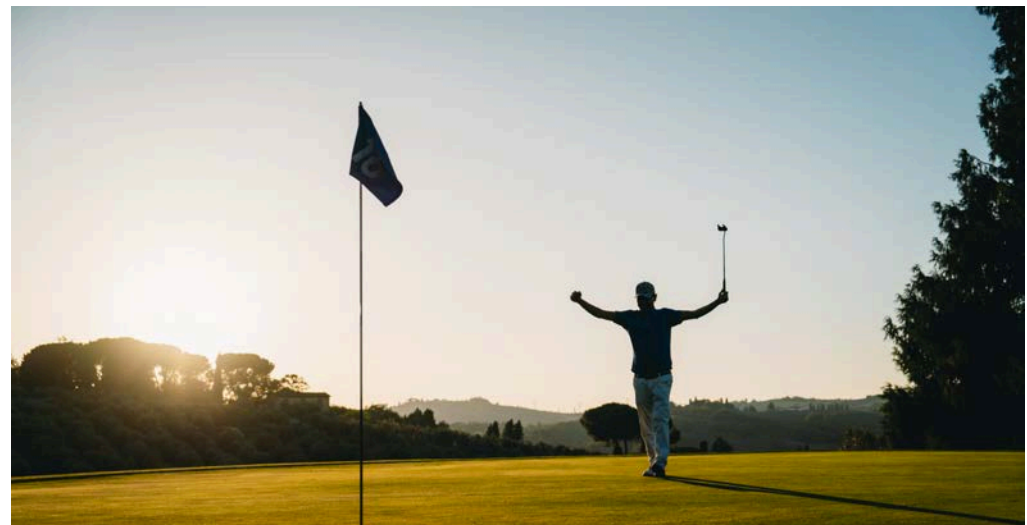
SOUTHSHORE - LAKE LAS VEGAS

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





# THE ART OF LIVING WELL





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# *Carménère*

## **SOUTHSHORE - LAKE LAS VEGAS**

### **ABOUT LAKE LAS VEGAS**

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

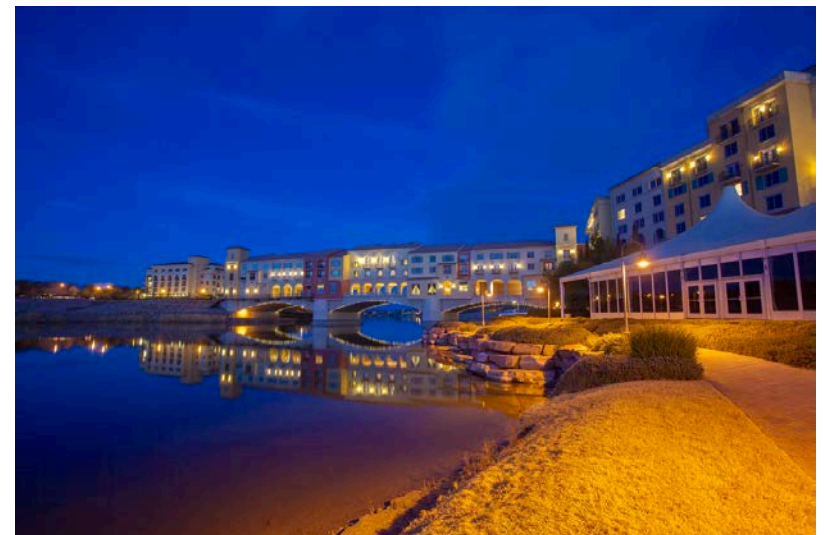
Nestled around a stunning 320-acre artificial lake, Lake Las Vegas offers the perfect blend of serene beauty and luxurious living, just 20 miles from the world-famous Las Vegas Strip. This prestigious, master-planned community is home to two luxurious resorts: the Hilton Lake Las Vegas Resort & Spa and 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 & DRE #01210398  
408.438.0038

**STEPHANIE@ROCKFORDREALTYINC.COM**



**KAMI KETCHAM**  
BS.146465 & DRE #01998709  
714.399.5656

**KAMI@KETCHAMRP.COM**

**SERVING NEVADA & CALIFORNIA**

