

# THE INCLINE Z.H.



### SPECIFICATIONS

- Square Feet: 3,622\*
- Bedrooms: 3 - 6
- Bathrooms: 2.5 – 3.5
- Garage Bays: 3
- Garage Sq. Ft. 752\*
- Stories: 2

### COMMUNITIES

- Great Basin Estates ✕
- Hamilton Stage ✓
- Spring Creek ✓
- Sun Valley Estates ✓
- Tower Hill ✕
- Zephyr Heights ✓

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In Partnership With:

For information and private showings:



NV LIC # 58200



NV LIC # BS.0027506



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The Vicky Blair Group  
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**ROOMS and SIZES**

1: Master Bedroom  
16' 0" x 14' 9"  
2: Dining Room  
16' 1" x 12' 9"  
3: Master Bathroom  
8' 8" x 9' 7"  
4: Walk in Closet

5: Kitchen  
16' 3" x 11' 10"  
6: Double Car Garage Bay  
20' 0" x 24' 2"  
7: Laundry Room  
9' 8" x 8' 2"  
8: Single Car Garage Bay  
12' 5" x 19' 8"

9: Covered Patio  
31' 0" x 9' 0"  
10: Living Room  
16' 2" x 19' 11"  
11: Bedroom 1  
14' 1" x 10' 8"  
12: Hall Bathroom  
8' 2" x 5' 0"  
13: Bedroom 2

14: Front Porch  
16' 0" x 7' 0"  
15: Bedroom 3  
15' 0" x 11' 8"  
16: Bedroom 4  
13' 6" x 11' 8"  
17: Bedroom 5  
15' 0" x 11' 8"

18: Family Room  
30' 8" x 14' 7"  
19: Bathroom  
8' 2" x 5' 6"  
20: Mechanical Closet  
5' 5" x 8' 2"  
21: Storage Room  
18' 0" x 8' 2"  
22: Flex Room: 13' 1" x 15' 2"

**STANDARD FEATURES**

- 9' ceilings.
- Crawl space
- 3-tone vinyl siding exterior
- 30-year architectural shingles
- Rain gutters

- Granite counter tops
- Tile backsplash
- Luxury vinyl plank flooring
- Painted or stained cabinets with crown molding
- Stainless steel appliances
- Garbage disposal

- Central air conditioning
- 2-tone painted interiors
- Brushed nickel hardware
- Soaker tub with tile surround
- Dual vanity in master bathrm
- Enclosed toilet room
- Dual pane vinyl windows

- 7' x 3' kitchen island
- Keypad entry and remote openers on garage doors
- 2 Exterior hose bibs

**OPTIONAL FEATURES**

- A. Man Door

- B. Walk in Shower
- C. Nightstand Windows
- D. Side Windows
- E. Sliding Glass Door
- F. Side Windows
- G. Extra Windows
- H. Fireplace
- I. Finished Basement