

L A C O V A
D I V E D E E P E R





A W I D E O P E N W A K E
O F P O S S I B I L I T I E S

Let the water lapping against your shoreline invigorate you to start each day with a cup of coffee in one hand and a world of possibilities in the other. Get in 18 holes before lunch, then ride the waves till happy hour. Toast the sunset with your fellow water wanderers, then drift to sleep as the lake's lullaby rejuvenates you for another day in paradise.



WHY LA COVA?

W H Y L A C O V A ?



CLOSE TO EVERYTHING BUT A WORLD APART.

Behind the SouthShore gates, serene seclusion collides with a thriving, adventurous community. Your private waterfront backyard is just a quick ride away from The Lake Las Vegas Village and, while it feels a world apart, greater Las Vegas is still easily accessible on the daily.

W H Y L A C O V A ?



LAKEFRONT IN LAS VEGAS

That's right, most La Cova homesites are situated directly on the water. We carefully designed each home in the neighborhood to maximize the breathtaking views, fostering a fluid and active indoor/outdoor flow bringing natural beauty into your everyday life. And if lakefront isn't your preference, a few homesites are nestled within the neighborhood, still with plenty of outdoor connection.



Perhaps the truth
depends on a walk
around the lake.”

- WALLACE STEVENS



RESIDENCE 1

3,116 Sq. Ft. | 3 Bedrooms | 3.5 Baths

Garage Bays: 2 plus 1 with Storage

Options:

72" Gas Fireplace

Primary Bath Freestanding Tub

Office Glass Wall and Door

GenSmart Suite®

Glass Pivot Entry Door

Laundry Room Door to Primary Closet

R E S I D E N C E 1



Plan 1A



Plan 1B

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R E S I D E N C E 1



To see all available options,
[click here](#) for Residence 1's interactive floorplan.

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RESIDENCE 2

3,183 Sq. Ft. | 3 Bedrooms | 3.5 Baths

Garage Bays: 2 plus 1 with Storage

Options:

GenSmart Suite®

Stacking Window at Kitchen

Great Room Stacking Glass Door to Courtyard

Pivot Entry Door

Freestanding Tub at Primary Bath

72" Gas Fireplace

R E S I D E N C E 2



Plan 2A



Plan 2B

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R E S I D E N C E 2



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RESIDENCE 3

3,537 Sq. Ft. | 4 Bedrooms | 4.5 Baths

Garage Bays: 2 plus 1 with Storage

Options:

Wine Storage

Floating Stairs

Primary Bath Freestanding Tub

60" Fireplace at Great Room Home Theater

Glass Pivot Door

Door at Laundry

R E S I D E N C E 3



Plan 3A



Plan 3B

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R E S I D E N C E 3



First Floor



Second Floor

To see all available options,
click [here](#) for Residence 3's interactive floorplan.

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RESIDENCE 4

3,837 Sq. Ft. | 4 Bedrooms | 4.5 Baths

Garage Bays: 2 plus 1 with Storage

Options:

Glass Pivot Entry Door

72" Gas Fireplace at Office

Door at Garage to Courtyard

Bedroom 3 French Door to Deck

Freestanding Tub at Primary Bath

Glass Stair Wall

R E S I D E N C E 4



Plan 4A



Plan 4B

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R E S I D E N C E 4



First Floor

Second Floor

To see all available options,
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RESIDENCE 5

4,225 Sq. Ft. | 4 Bedrooms | 4.5 Baths

Garage Bays: 4

Options:

Great Room Stacking Glass Door

Prep Kitchen Sink and Dishwasher

Glass Pivot Entry Door

Hall Stacking Glass Door

Floating Stairs

Primary Bath Freestanding Tub

R E S I D E N C E 5



Plan 5A



Plan 5B

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R E S I D E N C E 5



First Floor



Second Floor

To see all available options,
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RESIDENCE 6

2,813 Sq. Ft. | 3 Bedrooms | 3.5 Baths

Garage Bays: 2 plus 1 with Storage

Options:

Glass Pivot Entry Door

Office Glass Wall and Door

Primary Bath Freestanding Tub

72" Gas Fireplace at Great Room

Pivot Entry Door

R E S I D E N C E 6



Plan 6A



Plan 6B

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R E S I D E N C E 6



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INCLUDED FEATURES

CURB APPEAL

- Architecturally specified exterior color palettes
- Paver driveways, walkways and outdoor living area in designer-selected color to compliment exterior elevations
- 3'-6" x 8' "Artfully Inspired" design composite entry door
- Decorative entry door hardware in satin nickel finish by Schlage®
- Fully insulated faux wood composite 8' tall steel sectional roll-up garage doors
- Weatherproof exterior electrical outlets in select locations

THE DETAILS

- 8' solid core doors throughout home
- Primary Suite featuring walk-in closets
- 12"x24" ceramic tile flooring. Standard carpet and tile only offered in one color in entry, kitchen, all baths and laundry
- Plush carpeting over pad in choice of designer-selected colors (varies per plan)
- Interior door hardware levers in satin nickel finish
- Square drywall corners
- Premium Light Orange Peel drywall texture
- Iron horizontal rail throughout
- LED interior lighting
- Custom Cabinetry

BEAUTIFUL BATHROOMS

- All bathrooms include raised-height vanities
- Quartz countertops
- Undermount sinks in all baths
- Delta chrome finish faucets
- Compartmentalized water closet with elongated toilet
- Tile shower walls in primary and secondary baths
- Tub enclosures in secondary bathtubs

ENERGY AND EARTH FRIENDLY

- Ceiling fan prewires in great room, loft, flex space and all bedrooms (quantity and location vary per plan)
- Spray foam Insulation in attic and spray cellulose insulation at all exterior walls
- Energy efficient heating and air conditioning system
- Tankless water heater
- Soft water loop (soft water system available as an option)
- Smoke detectors with warning buzzer and battery backup
- Composite windows with dual-paned, spectrally selective glass
- Water efficient toilets
- Electrical vehicle charging outlet
- Whole Home Surge Protection

KITCHEN ENVY

- Monogram appliance package including 36" rangefitop, single oven, hood, advantium and dishwasher
- Quartz slab countertop with 1.5" eased edge
- Stainless steel single bowl under-mounted sink
- Delta Touch 2 O faucet
- 42" upper cabinets
- Large kitchen islands

DISTINCTIVELY INTELLIGENT

- Features HomeSmart® with activation and support
- HomeSmart® package includes:
 - Mesh WiFi System
 - Voice Controlled Device (2 qty)
 - Smart Switches
 - WiFi Thermostat
 - Smart Doorbell
 - Smart Garage Door Opener
 - Smart Irrigation Clock
 - 42" Centralized Enclosure for RG6 CAT Distribution

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AVAILABLE FEATURES

At our Design Studio we offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your Design Studio Consultant for additional customizing opportunities.

CHOICES FOR YOUR GOURMET KITCHEN

- Selection of Monogram appliances
- Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers and 3" crown
- Variety of sink styles including single- and multi- compartment sinks in stainless steel and composite materials
- Choice of kitchen faucet styles and finishes from Delta and Brizo
- LED under-cabinet task lighting
- Customized backsplash designs in a designer-selected array of materials and finishes

INTERIOR CHOICES

- Santa Fe and Level 5 drywall finishes
- Two-tone interior paint
- Upgraded door lever styles and finishes
- Mirrored closet doors
- Closet organizer systems in pantry and all bedrooms
- Upgraded interior door styles
- Stair railing choices
- Washer and dryer packages
- Window covering choices

CHOICE OF DISTINCTIVELY INTELLIGENT

- Personalized solutions for all of your home technology needs, including security systems, cameras, intercom, enhanced WiFi, home theater and networking
- Additional LED lights
- Reinforced outlets for hanging fixtures or wall sconces
- Additional duplex outlets
- Exterior holiday light outlets
- Upgraded WiFi Thermostats

BATHROOM CHOICES

- Freestanding tubs with freestanding tub fillers
- Customized backsplash and shower tile designs
- Variety of faucet finish choices and styles
- Custom Bidet Toilet

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INCLUDED

- Low VOC interior paint
- MERV 13 air filters to reduce airborne contaminants

- LED lighting
- Energy efficient air conditioner
- Low-E spectrally selective glass windows aim to keep heat and cold outside while letting light in
- Programmable “Smart” thermostat you can control remotely
- Higher efficiency tankless water heaters
- Electrical vehicle prewired charging outlet for your earth-friendly endeavors
- High performance spray foam insulation in attic
- Spray Cellulose Wall Insulation

- Plush, stain-resistant carpeting made from recycled material
- Engineered wood products
- Engineered, insulated entry doors

- Delta WaterSense® labeled faucets
- GE® ENERGY STAR® dishwasher in kitchens
- Water-efficient toilets
- Drought tolerant landscaping
- Smart irrigation clock
- Recirculation capable tankless water heater

- Control your temperature, lighting and much more via smart phone or voice control, both for comfort and convenience while at home, or for your imminent arrival when away
- Remotely control access to securely monitor who's coming and going from your video doorbell
- Your home is smart and connected via a Mesh WiFi System
- Smart WiFi entry lock
- Smart Garage Door opener w/battery backup

AVAILABLE

- Low VOC interior paint packages
- Reverse osmosis water system at kitchen

- GE® ENERGY STAR® washing machines, dryers, and refrigerators
- Additional LED lighting

- Low-fiber flooring using material from quickly rejuvenating managed forests
- Convenient recycling center in kitchen

- Kohler Dual Flush Toilet
- Kohler Smart Toilet

- Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced WiFi, home theatre, networking and more

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If there is magic
on this planet,
it is contained in water.”

- LOREN EISELEY



EXPLORE THE OASIS

18 HOLES BY NOON,
COCKTAIL CRUISING
BY HAPPY HOUR.

GOLF >

TRAILS >

ON THE WATER >

THE VILLAGE >



GOLF

SouthShore Golf Course

- 6,925-yard championship course. Private memberships are available. Inquire with your New Home Advisor for details.

Reflection Bay Golf Course

- World-class golfing, lavish 32,000-square-foot clubhouse, full golf shop, casual & fine dining.



LAKE LAS VEGAS TRAILS

- NorthShore Paver Loop - 2.7 mi.
- Village Loop - 0.7 mi.
- Falls North Loop - 2.2 mi.
- Falls South Loop - 1.0 mi.
- City of Henderson Trails - 184.6 mi.
(one of Nevada's most extensive trail systems)



NEARBY TRAILS

- Wetlands Trail Connector - 2.1 mi. Hiking, inline skating, & mountain biking
- Lake Mead Historic Railroad Trail - 34mi. Railroad tunnels, panoramic lake views, family friendly
- Rainbow Gardens - 4 mi. Loop, vehicle accessible
- River Mountains Loop Trail - 34 mi. Wildlife, paved trails for hikers, cyclists, & equestrians



ON THE WATER

- Water vehicle rentals
- Water jetpacks, standup paddleboards, kayaks, boatless cable wakeboarding, pedal boats, hoverboards, flyboarding, Duffy electric boats
- The Sports Club - 24 hr. fitness center, yoga, massage therapy, skincare, member lounge & bar, golf practice, pickleball, tennis, lap & lagoon pools, hot tub, steam rooms, and more



EXPLORE THE OASIS

[< GO TO MAP](#)

THE VILLAGE

- Waterfront dining, wine tastings, shopping
- Groceries with a view
- Events & entertainment (waterfront celebrations, live concerts, moonlight paddleboarding, holidays, floating park)
- Luxury yacht rental



WHAT ARE YOU WAITING FOR? DON'T JUST WALK ON WATER, *THRIVE ON IT.*

View the interactive siteplan
for our remaining availabilities.

Give us a call to schedule a private tour
(by private appointment only).

702.297.8070

57 La Cova Way, Henderson, NV 89011
Behind the Guard Gates of SouthShore

TriPointeHomes.com/LaCova

tri pointe[®]
H O M E S

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