THE VIEWS

GENEVA NATIONAL



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PROPERTY SPECS

General Construction

- **Foundation** | 10" concrete foundation, 23" concrete dividing wall, 2" foam foundation insulation
- **Exterior Wall Framing** | 2"x6" exterior wall construction
- **Insulation** | R21 2"x4" walls, R49 in ceilings & slopes, R19 in common wall for sound, R19 in garage 2" foam on exterior foundation.
- **Roof** | Landmark 30-year architectural shingles, synthetic underlayment
- **Warranty** | One-year build warranty
- **Waterproofing in Basement** | Tuff & Dry waterproofing membrane, 20-year warranty transferred to the HOA

Exterior

- **Exterior Walls** | LP Expert siding, Prairie Clay
- **Soffit & Fascia** | LP Expert, Desert Stone
- **Stonework** | Halquist stone, Grey & Buff Bedface
- **Driveway** | 3" asphalt driveway with 6" crushed stone base
- **Gutters & Downspouts** | 6" seamless, Classic Cream
- **Irrigation System** | Complete lawn & bed coverage, Rain Bird controllers & sprinklers
- **Yard** | Professional sod & planting approved & maintained by the HOA

Electrical Wiring

- **Service** | 200 amp service with Leviton smart breakers
- **High Voltage Wiring** | 220/50 AMP to garage, for optional Autel Car Charger (upgrade)
- **Low Voltage Wiring** | Phone & coax in each room
- **Lighting** | LED recessed lighting in great room, kitchen, dining room, primary bedroom, hallways & entryway, Additional fixtures in specific rooms
- **Ceiling fans** | Primary bedrooms

Heating, Air Conditioning, & Ventilation

- **Air Conditioning** | 3.5 ton up to 15 Seer
- **Furnace** | 80,000 BTU 96% Efficient
- **Humidifiers** | Aprilaire 600M humidifier available
- **Thermostats** | Nest or comparable zoned
- **Venting** | Outside venting for dryer, bathrooms & range hood
- **Zoned**

Interior

Ceiling Heights

- **Basement** | 9' unfinished, unless specified
- **First Floor** | 9' Great Room | 18'
- **Second Floor** | 8' Vaulted Ceiling in primary

Cabinets / Tops

- **Cabinets** | Shaker Style; White upgraded colors available
- **Hardware** | Style options in | Matte black, Matte Gold, Brushed Nickel
- **Counters / Backsplash** | Quartz color selections to be provided by builder

Flooring

- **Luxury LVP** | Color options in showroom Hardwood, Carpet upgrades available
- **Tile** | Porcelain | bathroom floors, shower floors & walls

Millwork

- **Wood Trim** | Base 7.25", Door Casing 3.5"
- **Stairs** | Wood treads & risers, metal and/or wood railings (customer to select railings)
- **Doors** | 1-panel 2 panel or 3-panel solid core interior doors color white
- **Door Hardware** | Matte black, Matte Gold, Brushed Nickel

Paint

- **Walls First & Second Floor** | Sherwin Williams Cashmere – Downy White
- **Trim Throughout** | Sherwin Williams Pro Trim Classic White
- **Ceilings Throughout** | Sherwin Williams Ceiling Paint Classic White

Appliances

- **Toilets** | Vezeni | White
- **Gas Range** | Vezeni Reminiscia 48" gas range stainless steel | Upgrade options available
- **Hood** | Vezeni, Professional stainless Contemporary or Classic, voice command upgrade option available
- **Refrigerator** | Vezeni, 36" counter depth stainless steel
- **Microwave** | Drawer stainless steel | Speed oven upgrade available, requires cabinet upgrade as well
- **Dishwasher** | Vezeni stainless steel
- **Washer** | LG Appliance 5.0 cu.ft. | Ultra Large Capacity
- **Front Load** | White
- **Dryer** | LG Appliance 7.4 cu.ft. | Ultra Large Capacity Gas Dryer with Sensor Dr | White
- 60" bath tub in master bath in both lower and upper bathrooms

Windows

- **Lindsay Windows** | grid inset white

Plumbing

- Designer faucets throughout (Moen or comparable)
- Designer shower valves & trim (Moen or comparable)

Lighting

- **Can lights throughout** | Pendants in kitchen & chandelier in LR, ceiling fan with lights in 2 primary suites, vanity lights in baths or lighting allowance
- Lighting Allowance $3,000

* Materials and design subject to change with comparable options

THE VIEWS
GENEVA NATIONAL







The Point

3
BEDROOMS

3.5
BATHROOMS

2.5
CAR GARAGE





















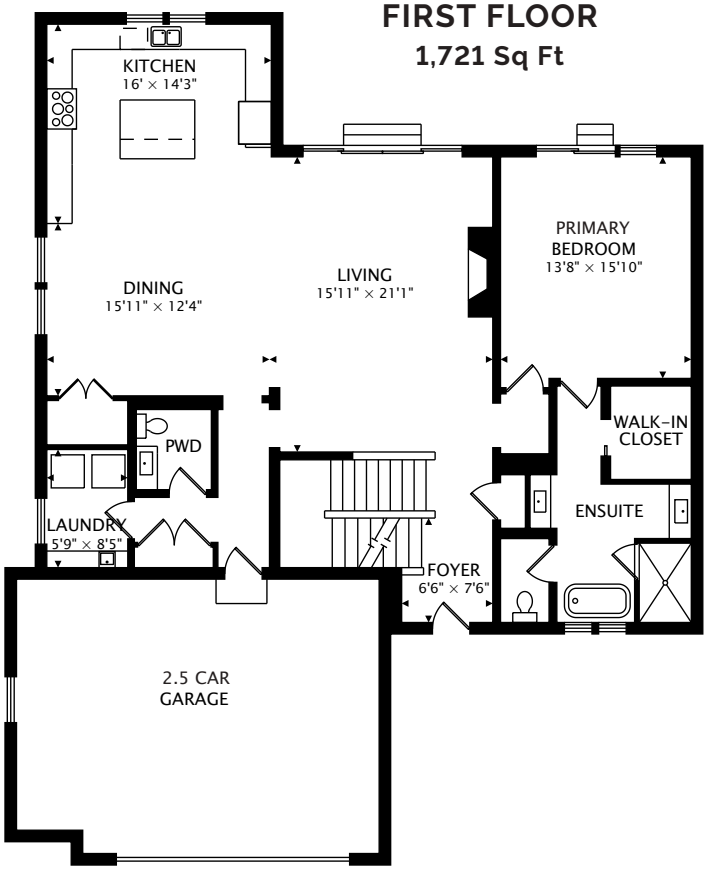
A polished Geneva National escape, this new-construction townhome pairs luxury living with the ease of lock-and-leave living! Positioned less than 1 mile from the association pools, clubhouse, tennis, & pickleball courts, it offers 3 bedrooms, 3.5 baths, & an attached 2-car garage. The main level centers on a soaring 18-ft great room with gas fireplace, an open kitchen and dining area, pantry/bar, deck, & private primary suite. Upstairs, a second primary suite & additional bedroom provide flexible guest space. Quartz counters, shaker cabinetry, Vezeni stainless appliances, porcelain tile, zoned HVAC, smart breakers, irrigation, & 220V/50-amp EV-ready wiring complete the refined, low-maintenance package. Geneva National golf membership at a discount for owners.



The Point

3 BED / 3.5 BATH / 2.5 CAR

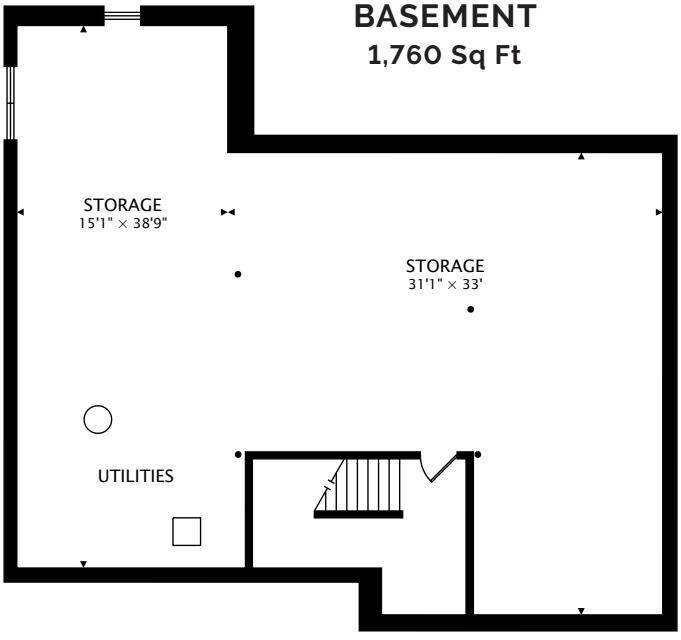
FIRST FLOOR
1,721 Sq Ft



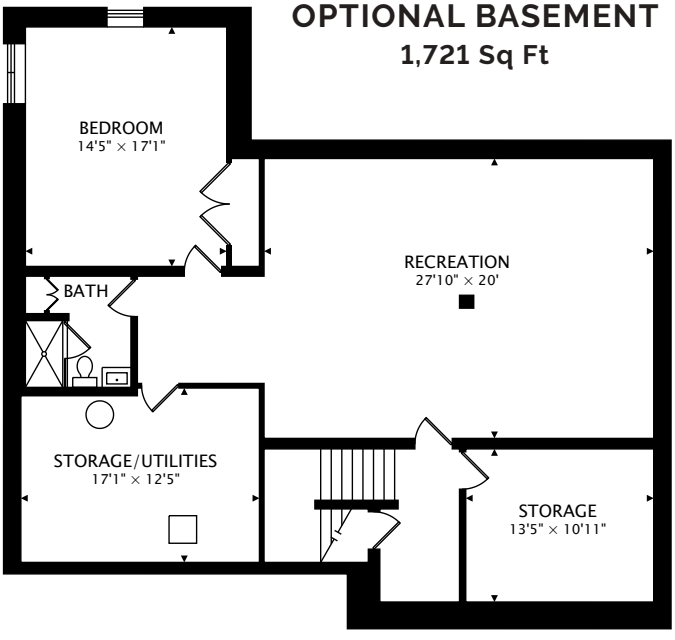
SECOND FLOOR
1,349 Sq Ft



BASEMENT
1,760 Sq Ft



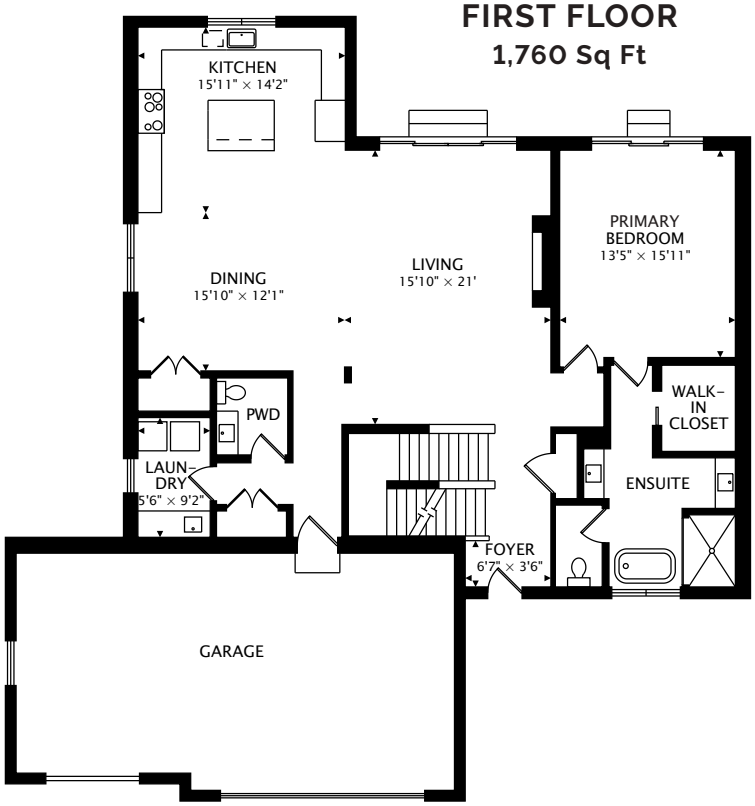
OPTIONAL BASEMENT
1,721 Sq Ft



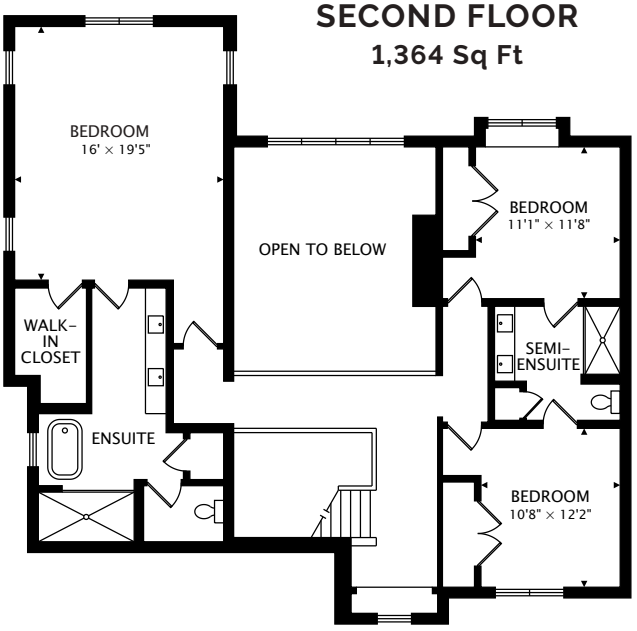
The Pinnacle

4 BED / 3.5 BATH / 3 CAR

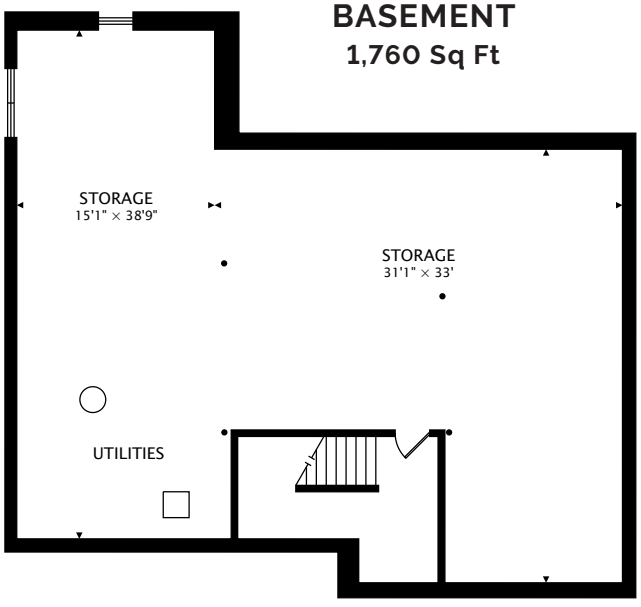
FIRST FLOOR
1,760 Sq Ft



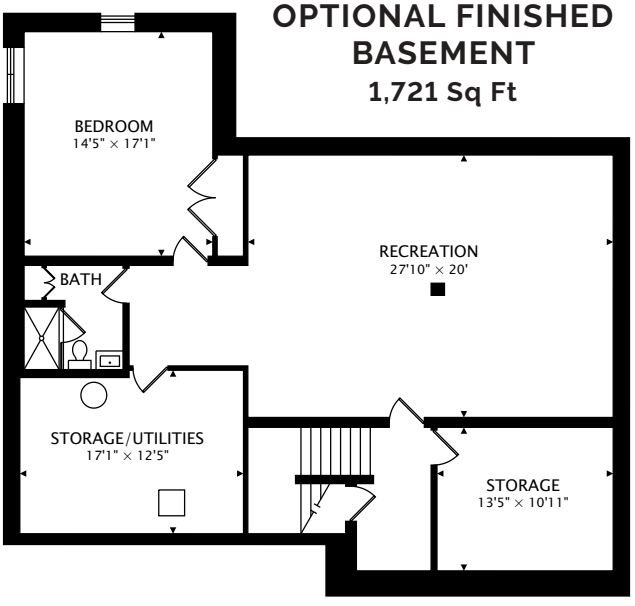
SECOND FLOOR
1,364 Sq Ft



BASEMENT
1,760 Sq Ft



OPTIONAL FINISHED BASEMENT
1,721 Sq Ft









The Pinnacle

4
BEDROOMS

3.5
BATHROOMS

3
CAR GARAGE





















Low-maintenance living create an effortless Geneva National retreat for buyers seeking a refined primary or vacation home! Less than 1 mile from association pools, clubhouse, tennis, and pickleball courts, this new-construction townhome offers 4 bedrooms, 3.5 baths, and a rare 3-car attached garage. The main level features a primary suite, open kitchen and dining area, pantry/bar, deck, gas fireplace, and dramatic 18-ft great room, while upstairs adds a second primary suite and two bedrooms. Quartz counters, shaker cabinetry, Vezeni stainless appliances, porcelain tile, zoned HVAC, smart breakers, irrigation, and 220V/50-amp EV-ready wiring blend polished comfort with easy upkeep.









At The Views at Geneva National, everyday living is elevated by the comfort, beauty, and effortless ease of a premier resort community. Residents enjoy access to an exceptional collection of amenities thoughtfully designed for recreation, relaxation, and connection. Spend leisurely afternoons poolside, enjoy a friendly match on the tennis courts, or take in a round of golf surrounded by the natural beauty of Geneva National. The clubhouse serves as an inviting gathering place, while onsite dining offers the perfect setting for casual lunches, memorable dinners, and time spent with friends and neighbors. With opportunities for golf, recreation, dining, and social connection woven throughout the community, every day offers something to enjoy. Whether your ideal afternoon is spent on the course, relaxing by the pool, or gathering over dinner, The Views brings the ease and sophistication of resort-style living right to your doorstep.






5' 0" NO DIVING

SCAN TO VIEW
MORE PHOTOS &
INFORMATION





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