



FRONT VIEW



MASTER BEDROOM

EXCLUSIVE ESTATES

presents

Lakefront Estate at Lake Las Vegas
Offered at \$6,795,000

New lakefront estate, "Chateau Bella" presented by developers Exclusive Estates and built by award winning builders, Christopher Homes. Every inch of "Chateau Bella" has been custom designed to encompass the magic and majesty of the timeless Tuscan setting of exclusive SouthShore at Lake Las Vegas. Walk out to your private dock and enjoy the 320 acre resort community with its privately owned lake. Enjoy the views of the towering mountains, Monte Lago Village, Ponte Vecchio Bridge and the shimmering deep blue lake from each room of this majestic estate. This is a uniquely Exclusive Estate, built to the highest standards in a community that will never be duplicated.



Lakeside in the Desert:
"Chateau Bella"

SPECIAL FEATURES

- Developed by Exclusive Estates
- Built by award winning Christopher Homes
- Custom interiors by award winning Design Tec
- 7200 square foot tri-level estate
- Five bedrooms
- Eight bathrooms
- Spectacular views of the deep blue lake, inspiring mountains and city lights maximized from each room
- Luxury finishes including marble, limestone and distressed walnut
- Completely custom furnished
- Private Dock
- Panda "lift and slide" retractable doors create seamless indoor/outdoor areas
- High ceilings with antiqued ceiling solid-wood

- beamwork
- Split level backyard with infinity edge pool, spa, fire pit, dining and viewing area
- Large Master Suite with fireplace, viewing deck, his and hers vanities
- Custom Hardwood systems in master walk-in closet.
- Master Bath includes free standing spa tub, frameless shower with rain-head and 6 "European" body jets
- Side-by-side toilet and Bidet
- Kitchen features multiple marble islands
- Viking and Sub Zero appliances
- Formal dining room and cozy breakfast nook
- Each bedroom has full bath and walk in closet
- Home Gym with free weights, cardio and universal equipment and steam shower

- Home Theater / Adult Lounge
- Dual zone master audio / Audio in each room with independent volume control
- Elevator
- Grand spiral staircase
- Cast iron discharge lines
- Custom sub-floor system
- Cast iron bathtubs
- 12 seer condensers
- Custom cabinetry and built-ins
- Anderson windows and doors
- Walker-Zagner tile throughout
- Central vacuum & concealed electrical outlets
- Fantastic curb appeal framed by the lake & mountains
- Custom sculpture by Nicholas Price



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