

ONE QUEENSRIDGE PLACE

LAS VEGAS



"THE PERFECT HOME IS MORE
ART THAN ARCHITECTURE"

Yohan Lowie

THE RESIDENCES AT ONE QUEENSRIDGE PLACE MAKE AN ARTISTIC STATEMENT AS MUCH AS AN ARCHITECTURAL ONE. THE HIGH LEVEL OF DESIGN AND CRAFTSMANSHIP IN BOTH PUBLIC AREAS AND PRIVATE HOMES IS A DRAMATIC *tribute to a dedicated team of architects and artisans. Their goal was to create a new dimension of custom home design in a high-rise setting.*

The result is more than 40 different luxurious floor plans, fittingly characterized as "custom homes in the sky". Owners are offered a choice of imported stone, granite counter tops, custom stained cabinets with decorative moldings, medallion inlays and a discerning selection of natural stone bathroom designs. The wide variety of designer appointments, colors and finishes allow each residence to become an intimate statement of the owner's personality and style.



Artist's Rendering.

CONCEPTUAL SITE PLAN

CLUB HOUSE DRIVE

ALTA DRIVE

ONE QUEENSRIDGE PLACE

★ FUTURE PROPOSED

Building I

Building II

Building III

Building IV

Badlands Golf Corse

Badlands Golf Corse

★ FUTURE PROPOSED: NEED NOT BE BUILT

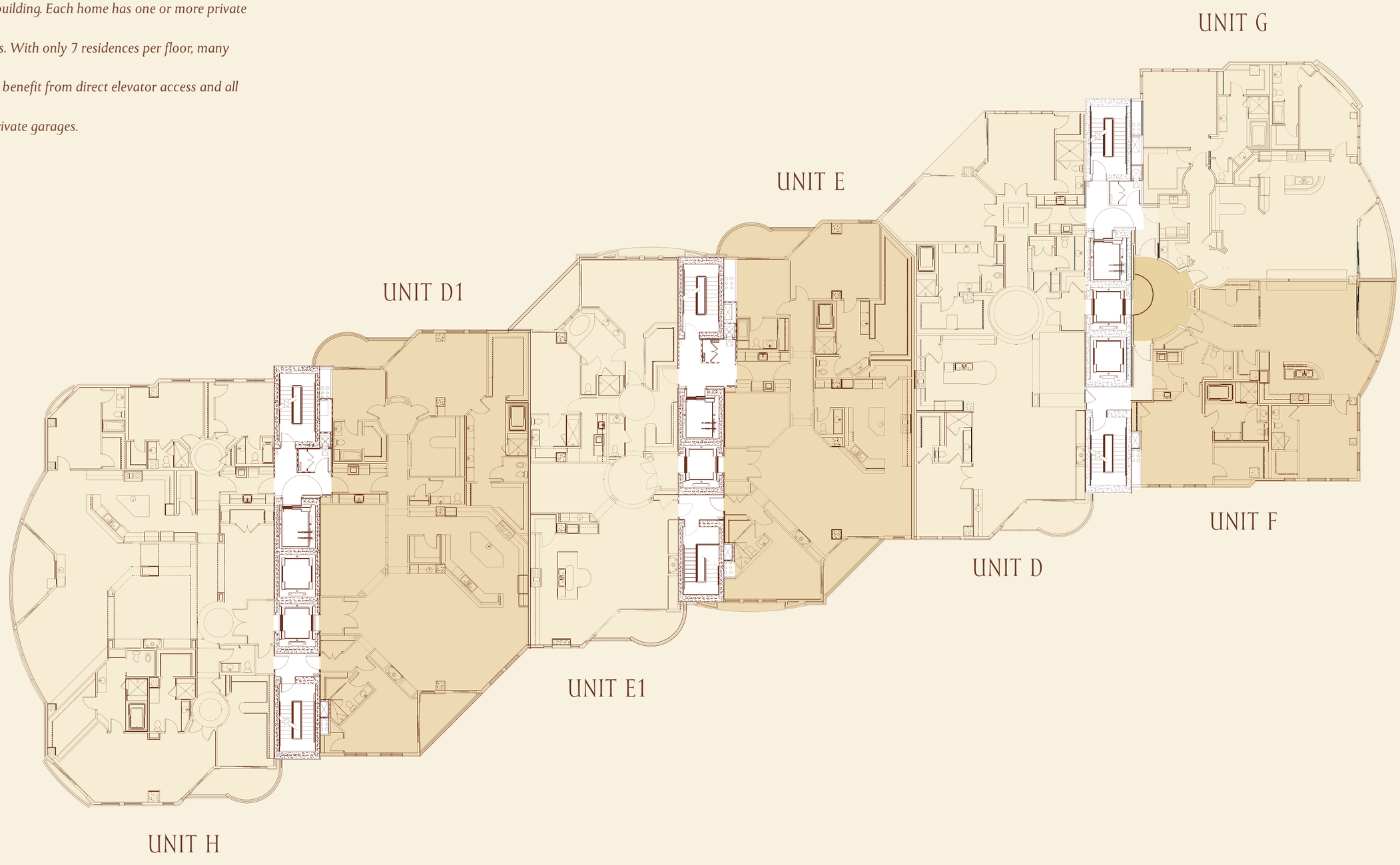
Note: Site plan is subject to architectural and other revisions at the sole discretion of the developer, builder, architect, or as may be required by law.

Artist's Rendering.



LEVELS 2-14
GRAND MAISON

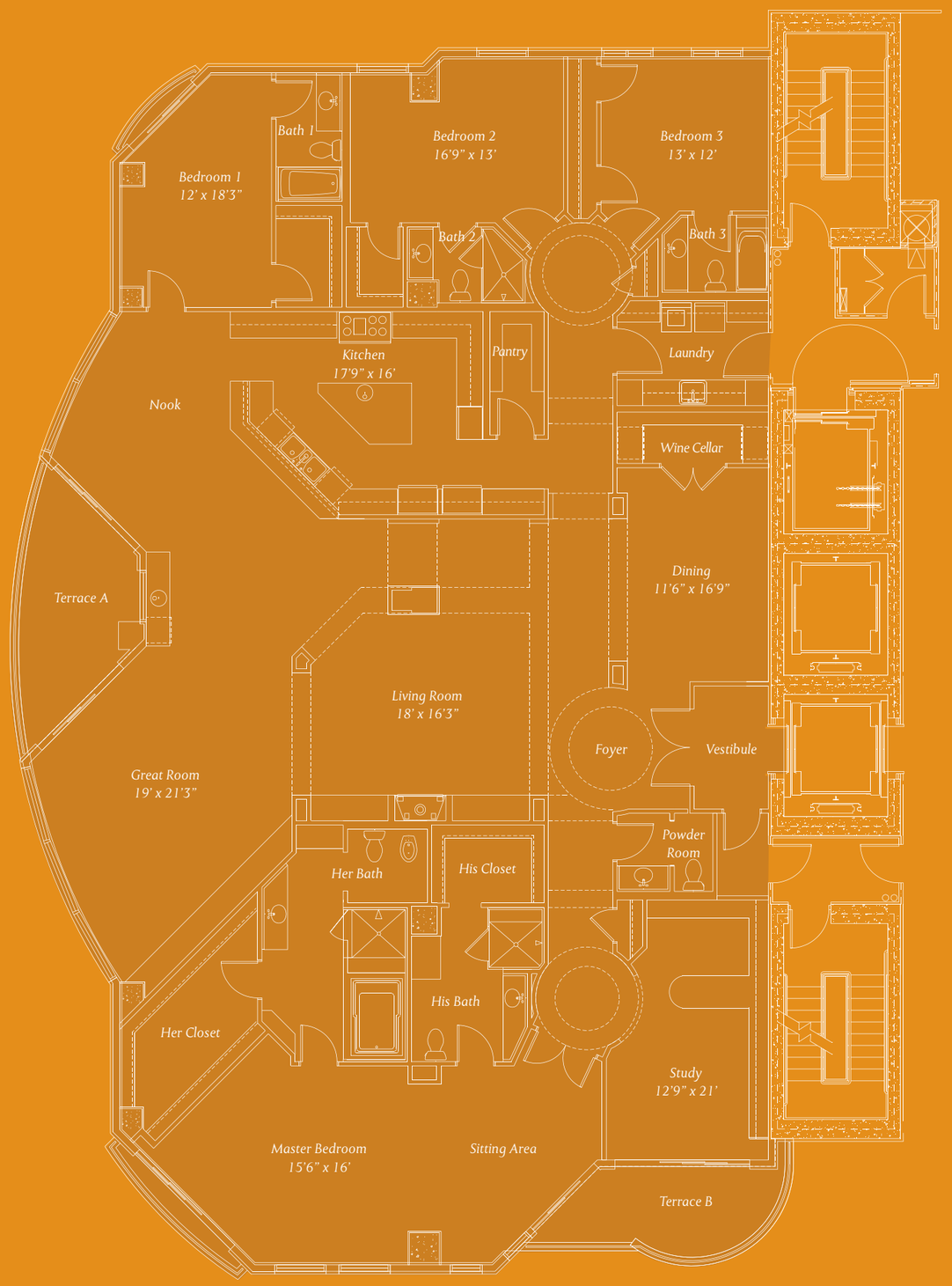
On these levels, most floorplans extend the full width of the building. Each home has one or more private terraces. With only 7 residences per floor, many owners benefit from direct elevator access and all have private garages.



UNIT H

4 bedrooms
5.5 bathrooms
Enclosed Area: 4,792 Sq. Ft./4,826 Sq. Ft.
*Terrace Area: 312 Sq. Ft.**
Total Area: 5,104 Sq. Ft./5,138 Sq. Ft.

**Terrace configurations and sizes vary by floor*

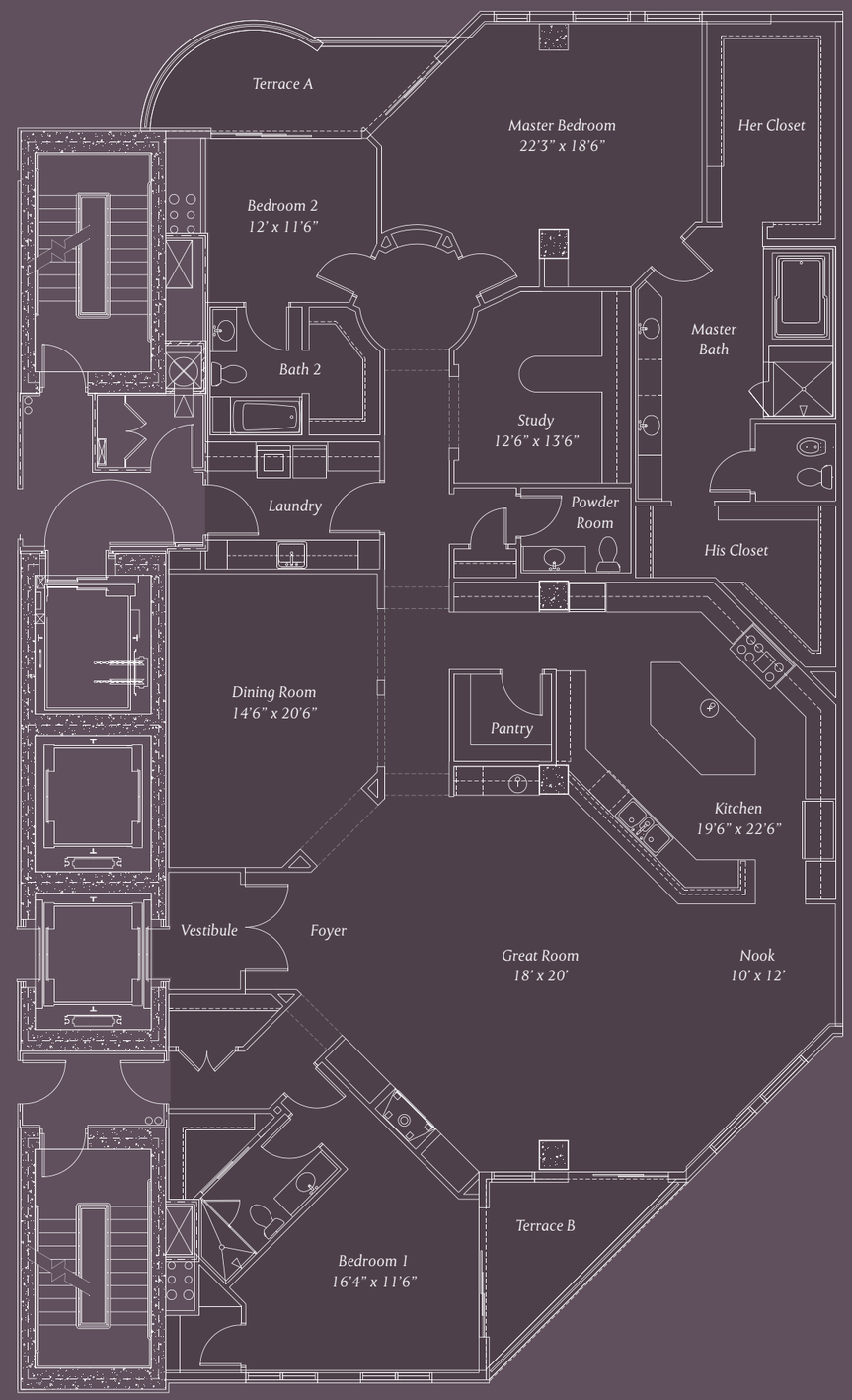


Plan not to scale.

UNIT D1

3 bedrooms
3.5 bathrooms
Enclosed Area: 3,856 Sq. Ft.
*Terrace Area: 220 Sq. Ft.**
Total Area: 4,076 Sq. Ft.

**Terrace configurations and sizes vary by floor*

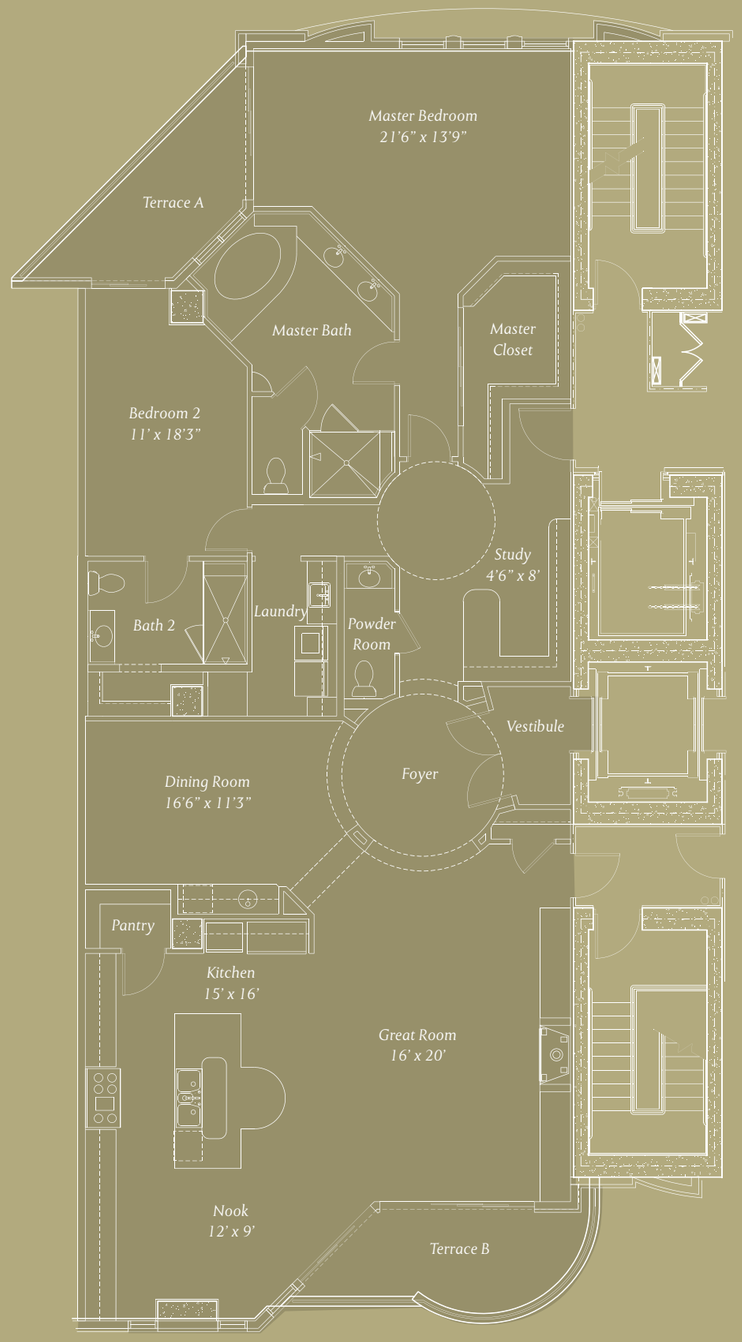


Plan not to scale.

UNIT E1

2 bedrooms
2.5 bathrooms
Enclosed Area: 2,638 Sq. Ft.
*Terrace Area: 237 Sq. Ft.**
Total Area: 2,875 Sq. Ft.

**Terrace configurations and sizes vary by floor*

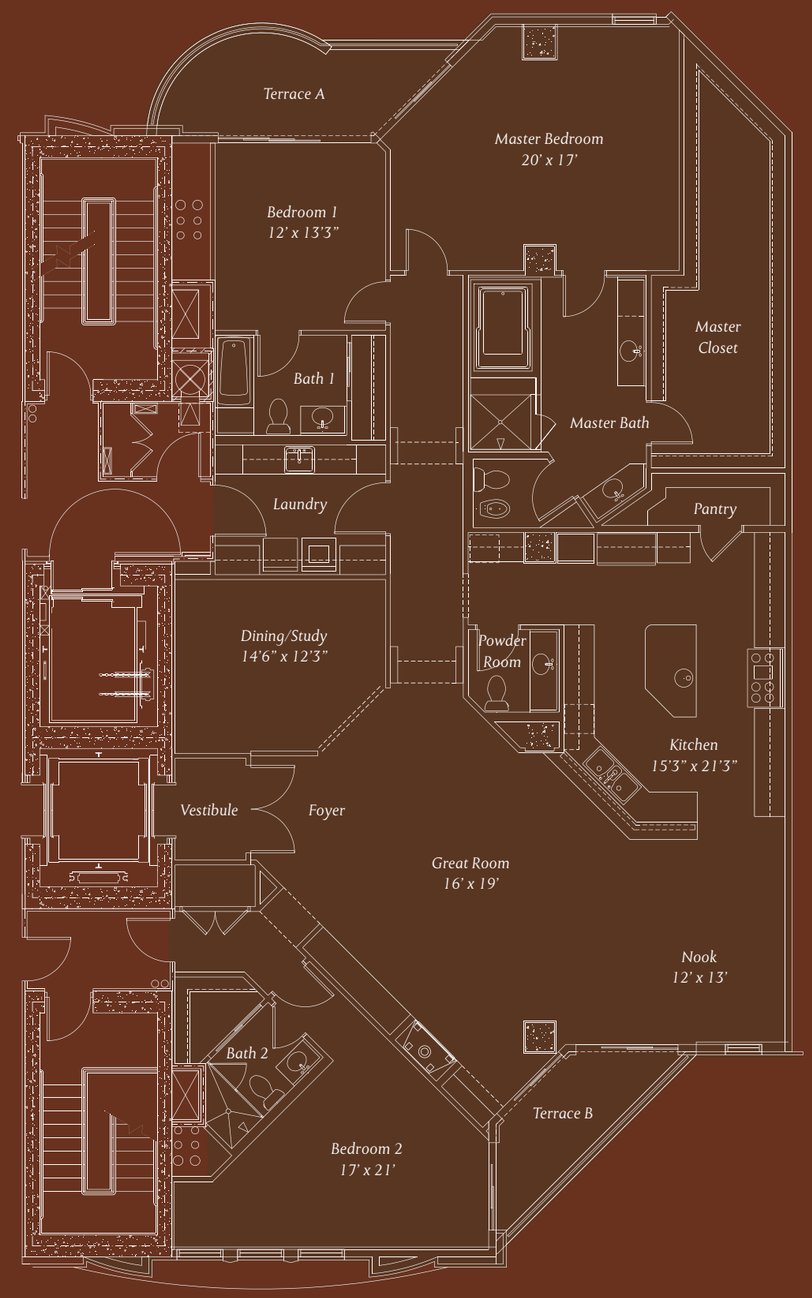


Plan not to scale.

UNIT E

3 bedrooms
3.5 bathrooms
Enclosed Area: 3,100 Sq. Ft.
*Terrace Area: 205 Sq. Ft.**
Total Area: 3,305 Sq. Ft.

**Terrace configurations and sizes vary by floor*

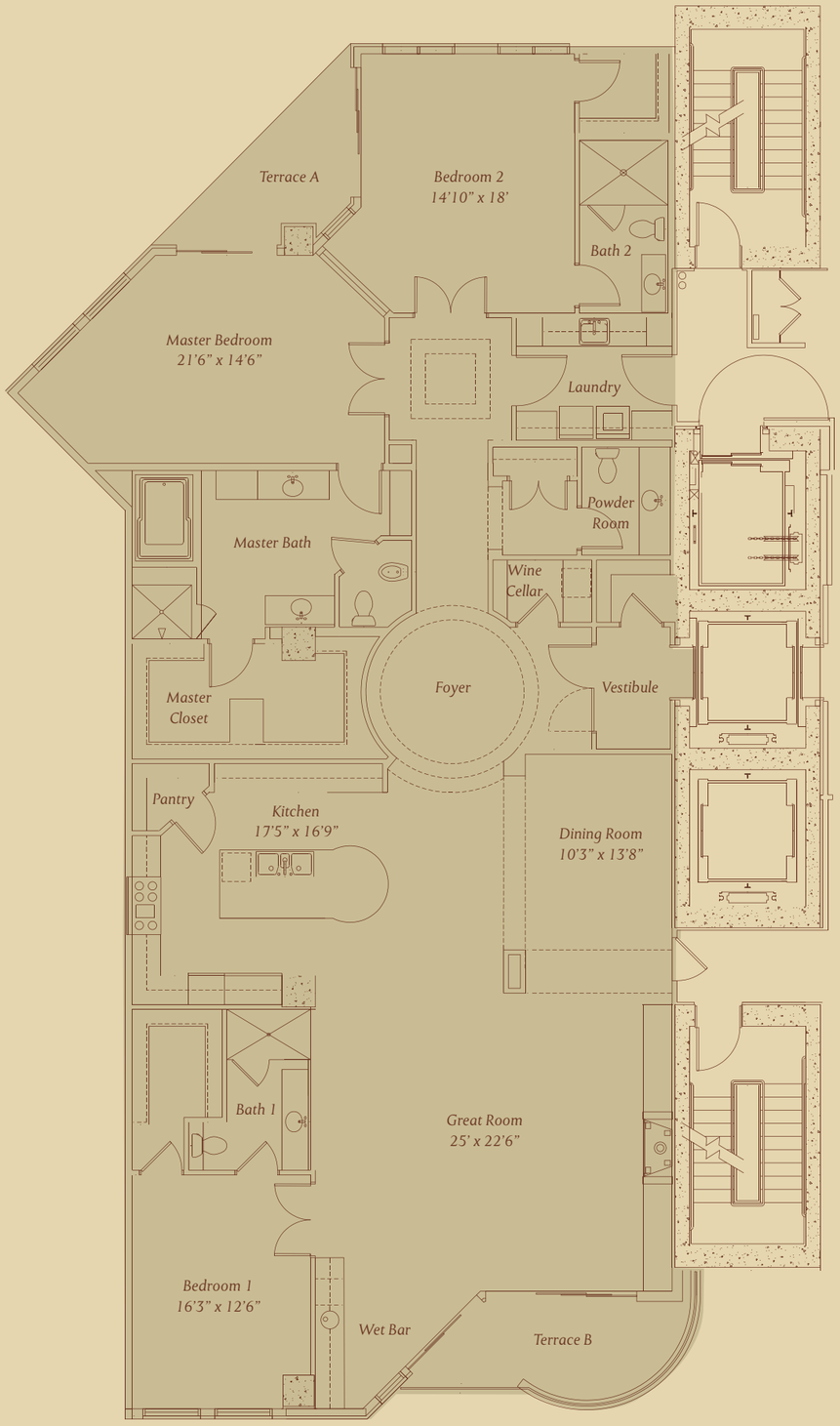


Plan not to scale.

UNIT D

3 bedrooms
3.5 bathrooms
Enclosed Area: 3,356 Sq. Ft.
*Terrace Area: 212 Sq. Ft.**
Total Area: 3,568 Sq. Ft.

**Terrace configurations and sizes vary by floor*

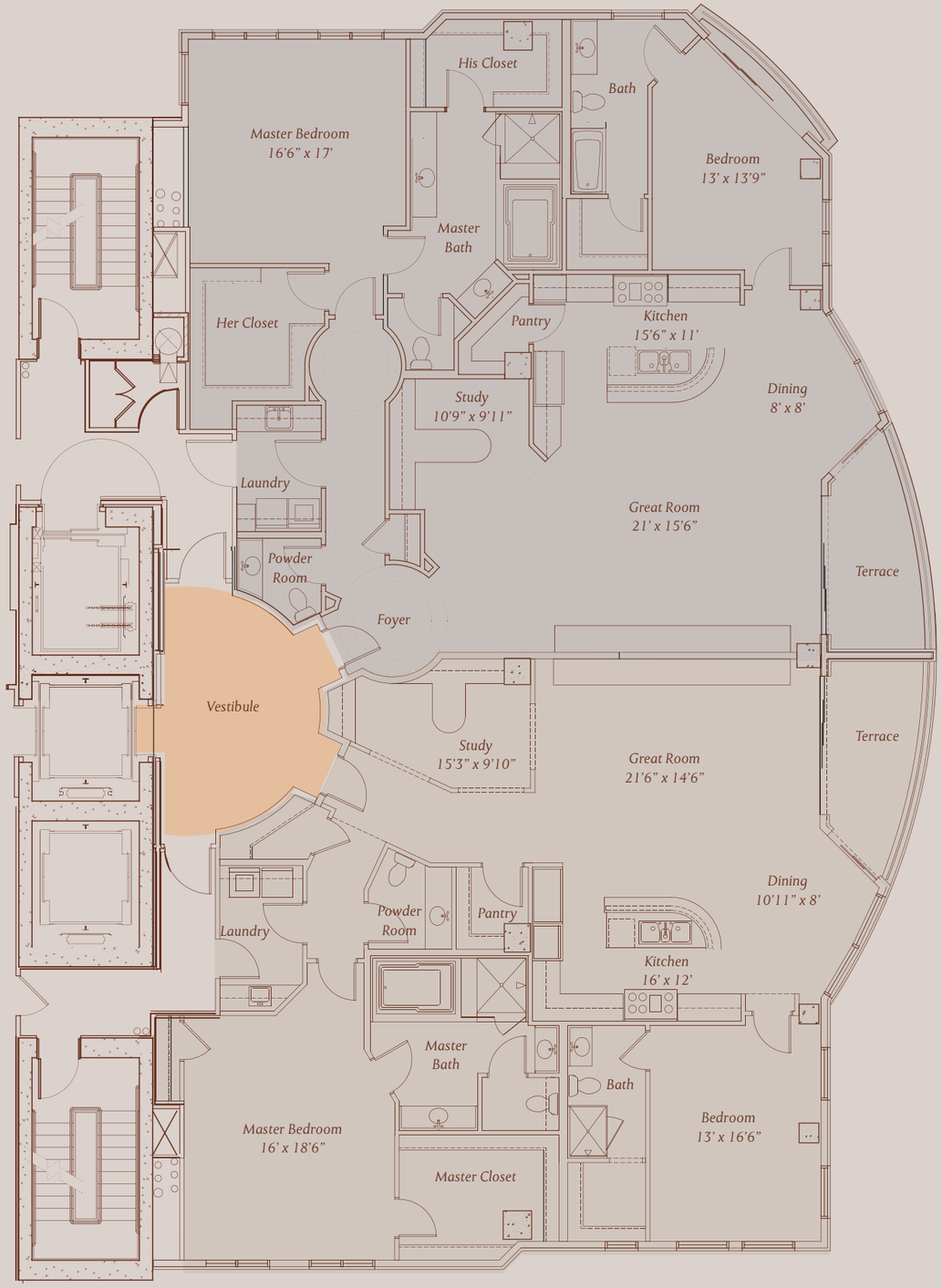


Plan not to scale.

UNIT G

2 bedrooms
2.5 bathrooms
Enclosed Area: 2,277 Sq. Ft.
*Terrace Area: 136 Sq. Ft.**
Total Area: 2,413 Sq. Ft.

**Terrace configurations and sizes vary by floor*



UNIT F

2 bedrooms
2.5 bathrooms
Enclosed Area: 2,138 Sq. Ft.
*Terrace Area: 113 Sq. Ft.**
Total Area: 2,251 Sq. Ft.

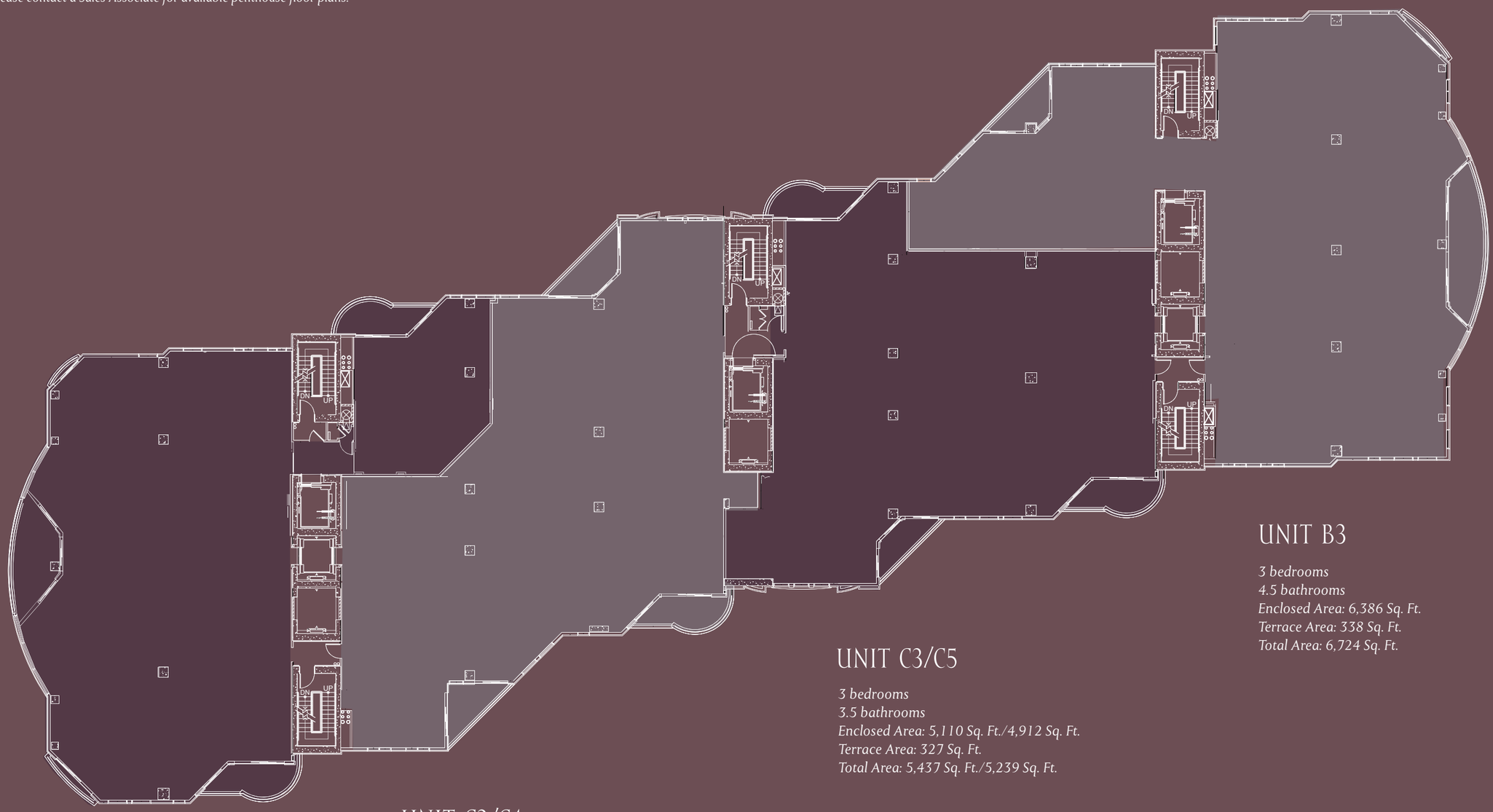
**Terrace configurations and sizes vary by floor*

Plan not to scale.



LEVELS 15-16
PENTHOUSE

Penthouse floor plans are not provided to respect the privacy of our penthouse purchaser. Please contact a Sales Associate for available penthouse floor plans.



UNIT B2

3 bedrooms
3.5 bathrooms
Enclosed Area: 5,829 Sq. Ft.
Terrace Area: 397 Sq. Ft.
Total Area: 6,226 Sq. Ft.

UNIT C2/C4

4 bedrooms
4.5 bathrooms
Enclosed Area: 5,623 Sq. Ft./5,576 Sq. Ft.
Terrace Area: 333 Sq. Ft.
Total Area: 5,956 Sq. Ft./5,909 Sq. Ft.

UNIT C3/C5

3 bedrooms
3.5 bathrooms
Enclosed Area: 5,110 Sq. Ft./4,912 Sq. Ft.
Terrace Area: 327 Sq. Ft.
Total Area: 5,437 Sq. Ft./5,239 Sq. Ft.

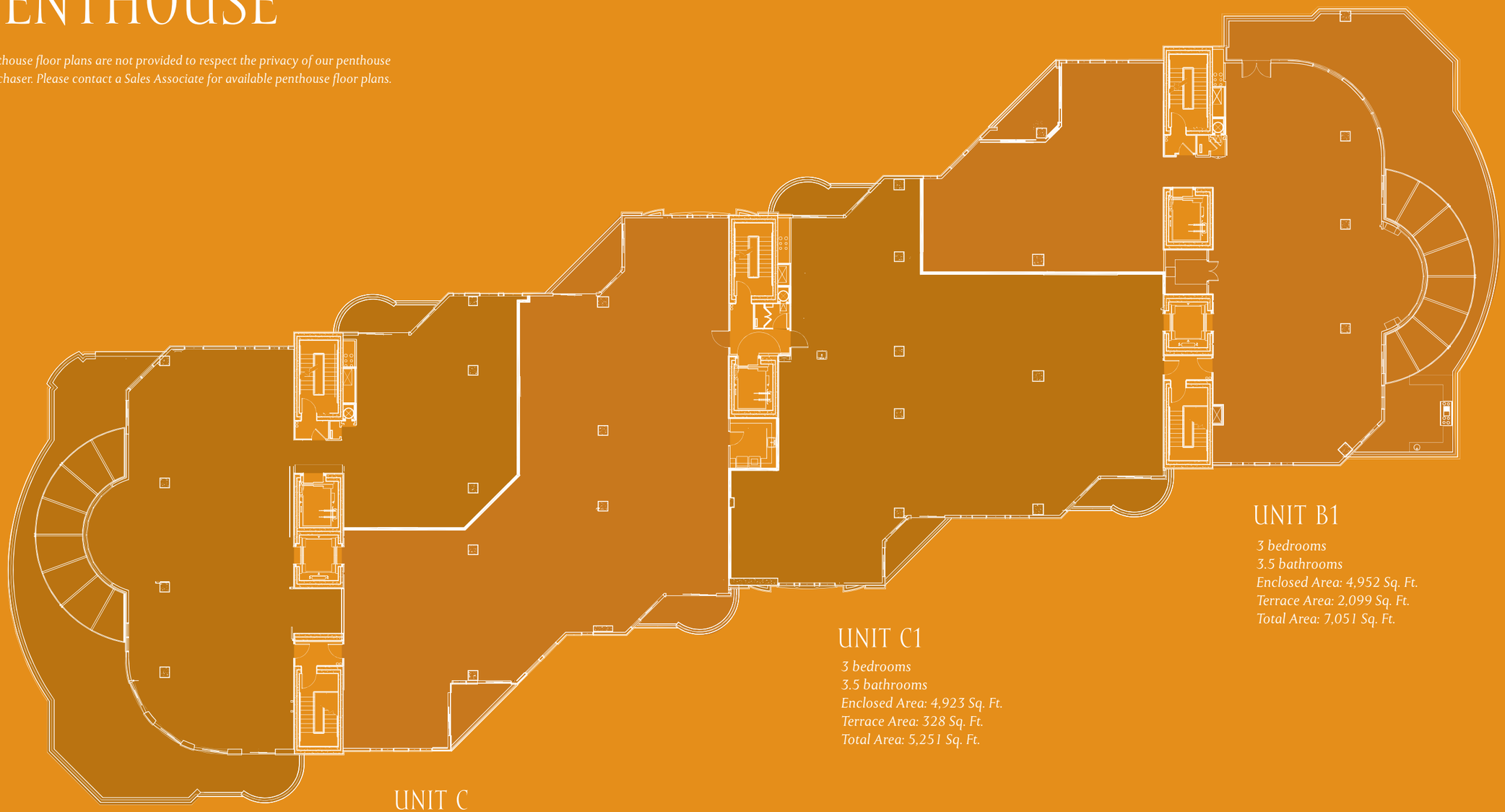
UNIT B3

3 bedrooms
4.5 bathrooms
Enclosed Area: 6,386 Sq. Ft.
Terrace Area: 338 Sq. Ft.
Total Area: 6,724 Sq. Ft.

LEVEL 17

UPPER TERRACE PENTHOUSE

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UNIT B

3 bedrooms
3.5 bathrooms
Enclosed Area: 4,753 Sq. Ft.
Terrace Area: 2,192 Sq. Ft.
Total Area: 6,945 Sq. Ft.

UNIT C

3 bedrooms
3.5 bathrooms
Enclosed Area: 5,073 Sq. Ft.
Terrace Area: 334 Sq. Ft.
Total Area: 5,407 Sq. Ft.

UNIT C1

3 bedrooms
3.5 bathrooms
Enclosed Area: 4,923 Sq. Ft.
Terrace Area: 328 Sq. Ft.
Total Area: 5,251 Sq. Ft.

UNIT B1

3 bedrooms
3.5 bathrooms
Enclosed Area: 4,952 Sq. Ft.
Terrace Area: 2,099 Sq. Ft.
Total Area: 7,051 Sq. Ft.



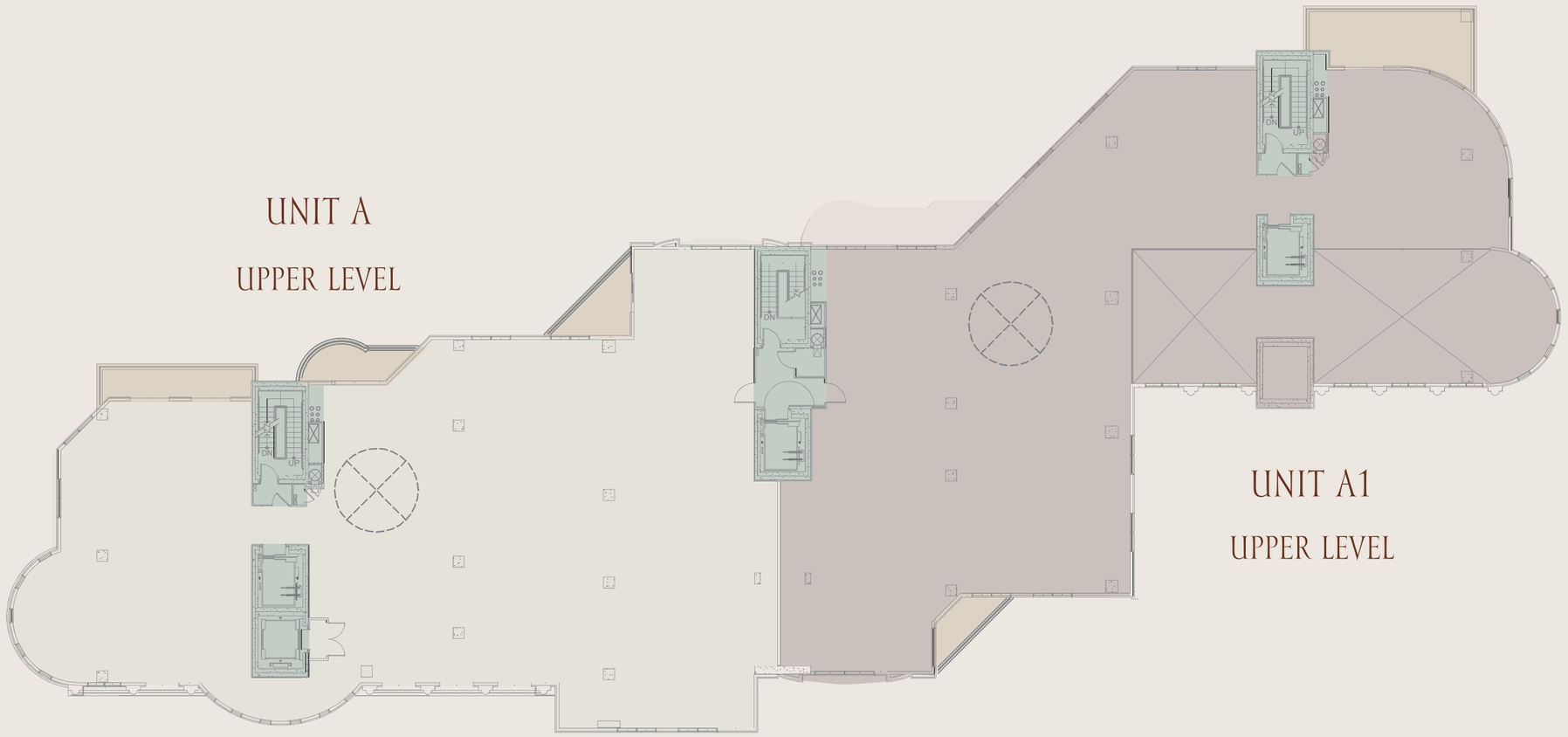
THE

CROWN

By appointment only.

UNIT A

UPPER LEVEL

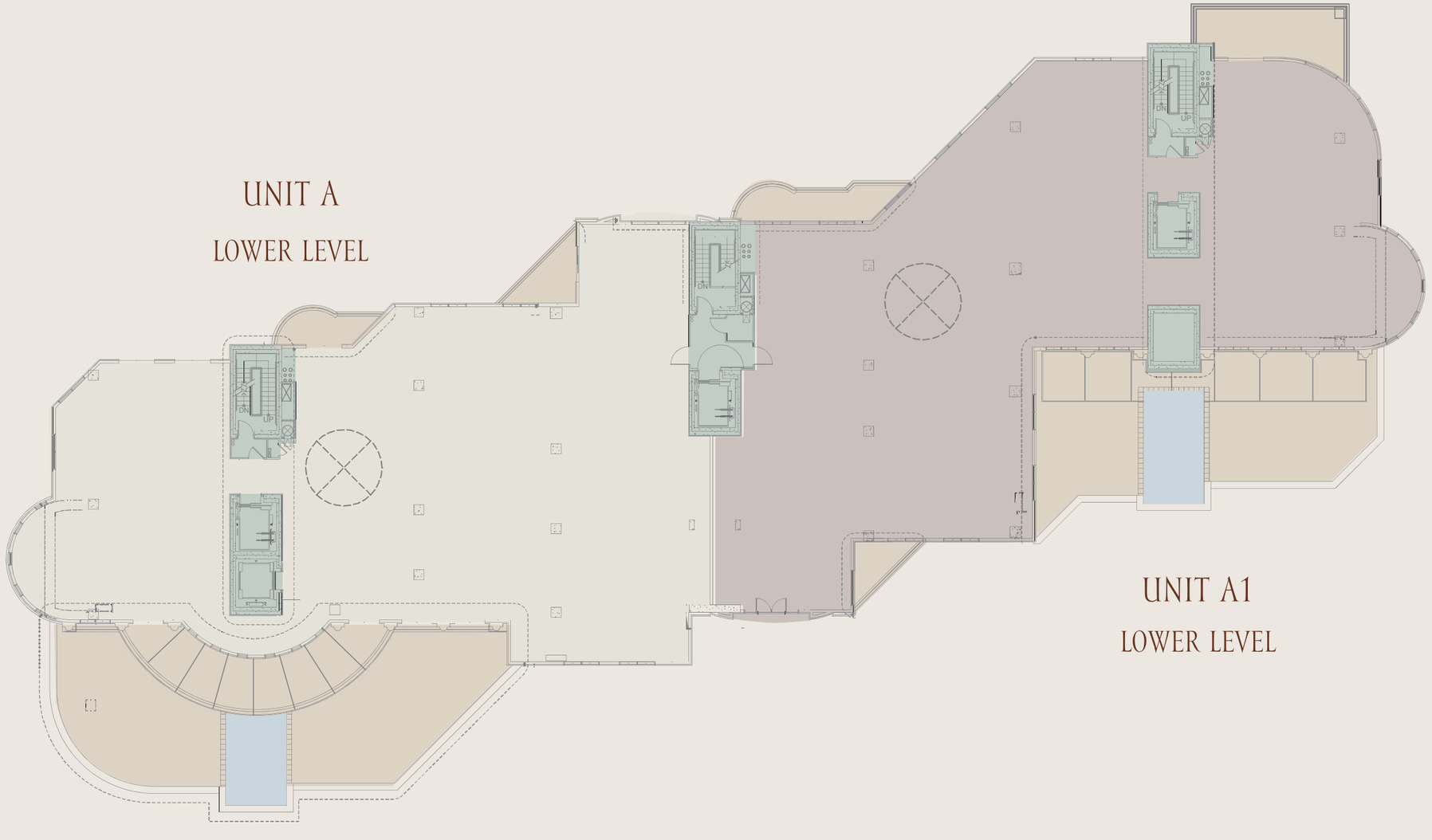


UNIT A1

UPPER LEVEL

UNIT A

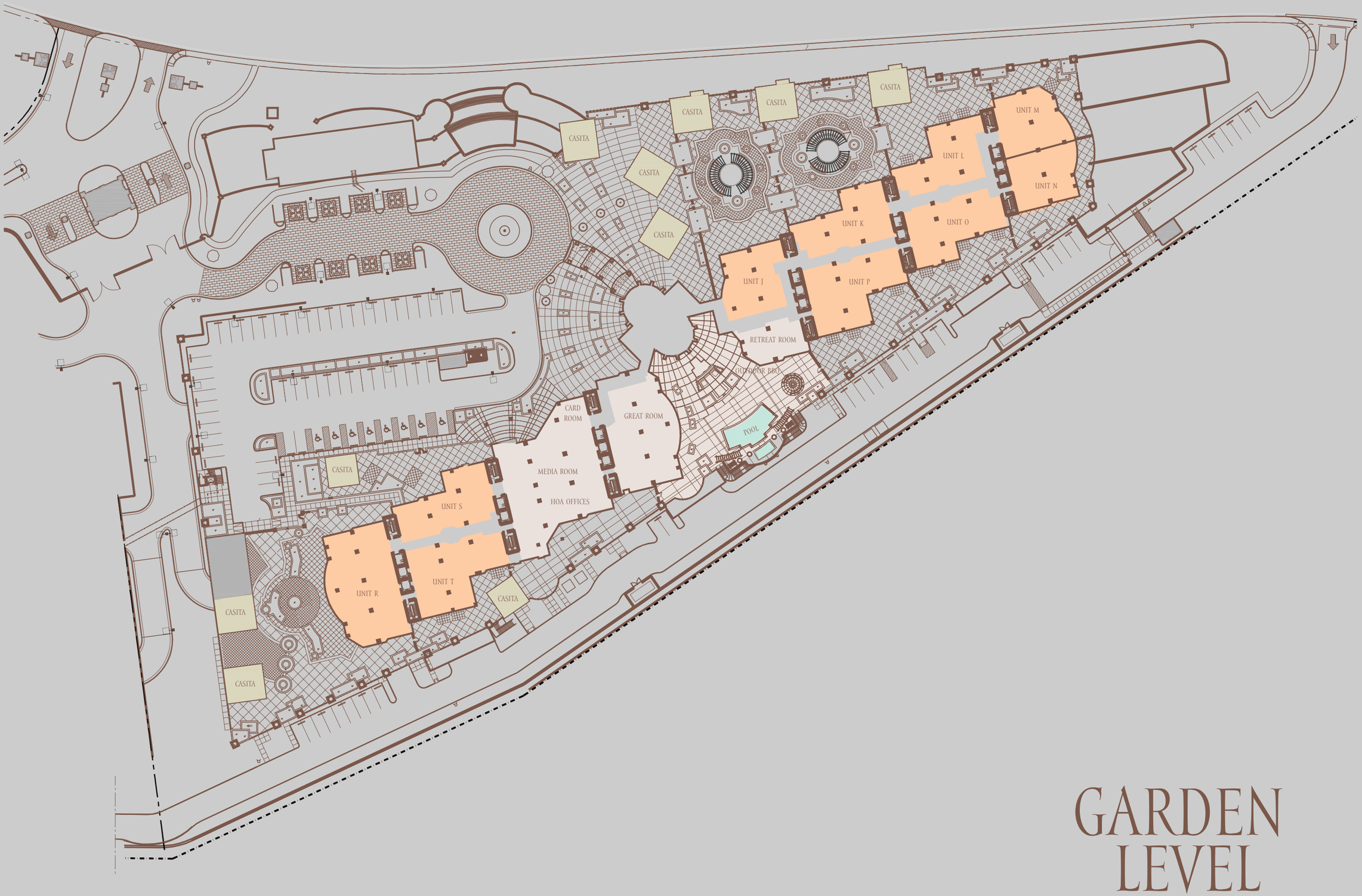
LOWER LEVEL



UNIT A1

LOWER LEVEL



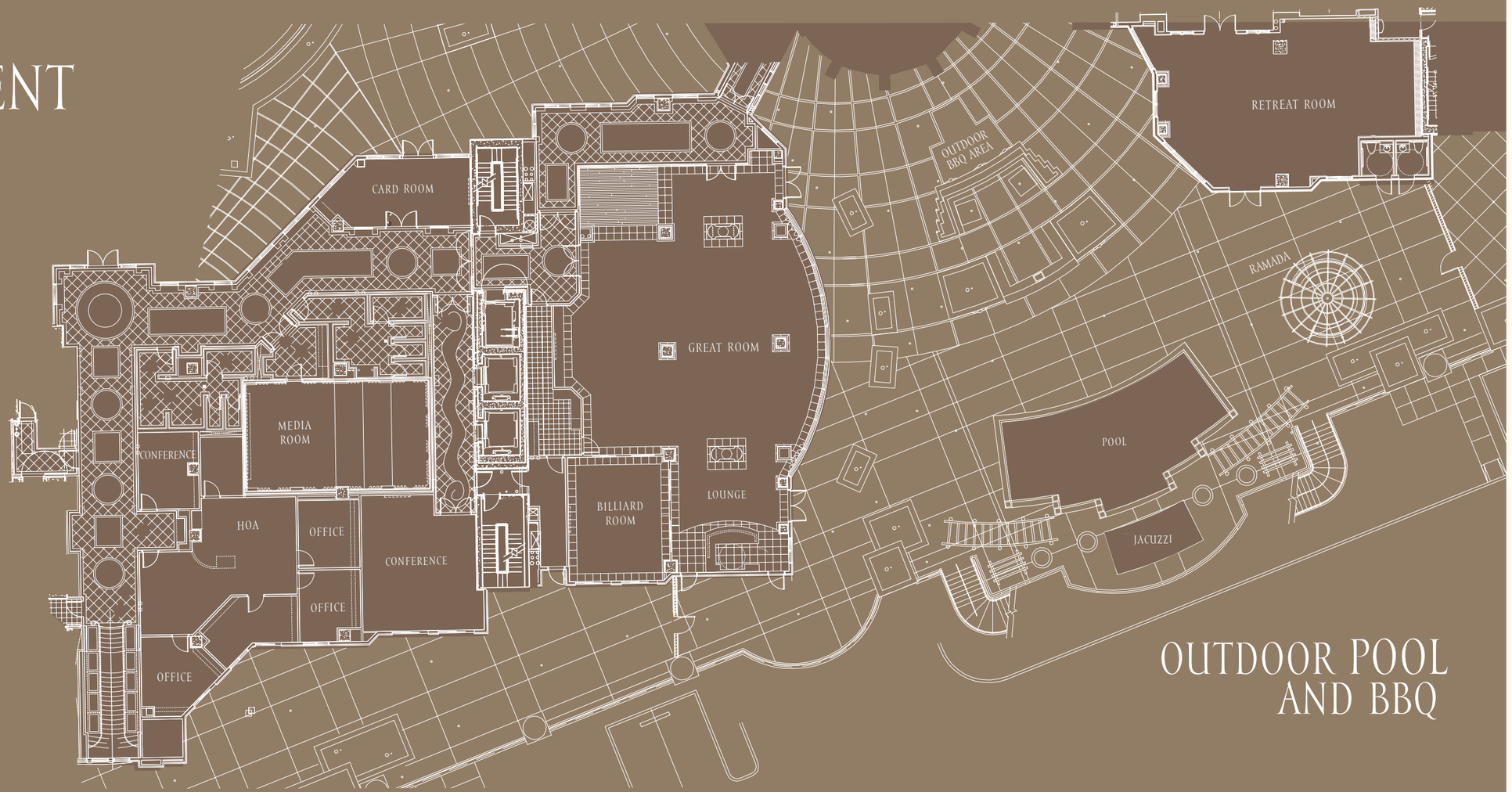


GARDEN LEVEL

Please contact a Sales Associate for Garden Level Unit floor plans.

ENTERTAINMENT AREA

Residents can socialize and relax in the comfort of the spacious Great Room with areas to enjoy television, cocktails, billiards and table games. Other amenities include a 25-seat media room, intimate card room, retreat room and outdoor pool with barbecue area.



OUTDOOR POOL AND BBQ



GREAT ROOM

Artist's Rendering.

TERRACE LEVEL

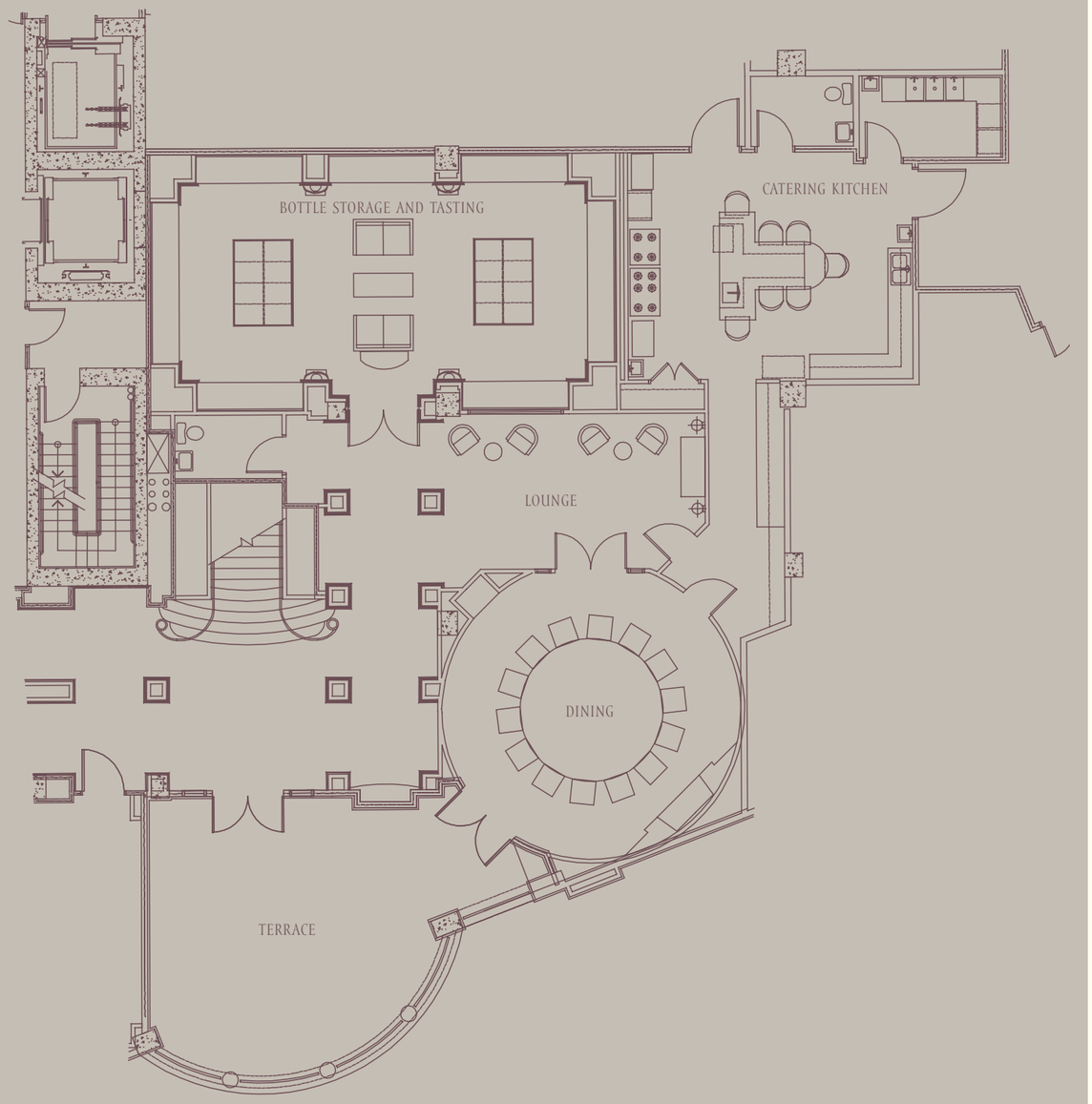
Please contact a Sales Associate for Terrace Level Unit floor plans.



WINECELLAR



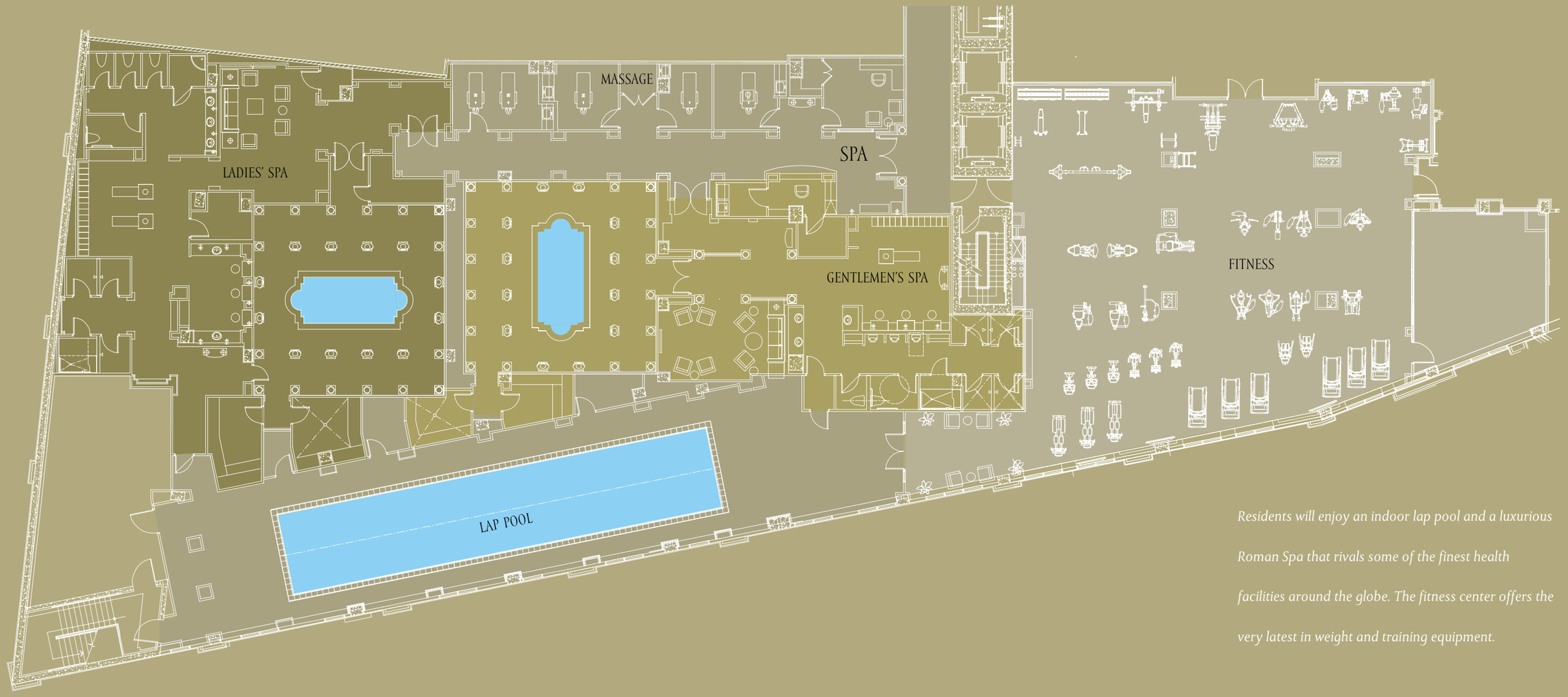
Artist's Rendering.



Vintage wines are an essential complement to a prestigious lifestyle. An elegant wine cellar offers temperature-controlled storage for private collections and a cozy dining area with outdoor terrace for intimate parties.

SPA AND FITNESS

Artist's Rendering.



Residents will enjoy an indoor lap pool and a luxurious Roman Spa that rivals some of the finest health facilities around the globe. The fitness center offers the very latest in weight and training equipment.

COURTYARD LEVEL

Please contact a Sales Associate for Courtyard Level Unit floor plans.





FEATURES LIST

KITCHEN

- *Viking All-Gas Range with Open Burners and Griddle*
- *Viking 30" Convection Self Clean Single Wall Oven*
- *Viking Built-In Professional Series Microwave*
- *Viking Stainless Steel Refrigerators (with Optional Wood Paneling in Select Units)*
- *Viking Premium Stainless Steel Dishwasher*
- *Custom Solid Wood or Mahogany Veneer Cabinets with Dove-Tail Construction and Cushion-Close Drawers*
- *Undercabinet Task Lighting*
- *Cabinet Clad Range Hood with Halogen Lights*
- *Kohler Triple-Bowl Cast Iron Undercounter Kitchen Sink*
- *Grohe Satin Nickel Pull-Out Spray Faucet*
- *Kohler Cast Iron Undercounter Veggie Sink with Grohe Pull-Out Spray Faucet (in Select Units)*
- *Garbage Disposals*

WET BAR/WINE CELLAR (in Select Units)

- *Viking 24" Undercounter Refrigerator or Wine Refrigerator*
- *Kohler Cast Iron Undercounter Bar Sink with Grohe Satin Nickel Faucet*

STUDY (in Select Units)

- *Built-In Cabinets with Peninsula Desk*

MASTER BATHROOM

- *Jetted Tub*
- *Grohe Satin Nickel Roman Tub Filler*
- *Grohe Ceiling Mounted Rain Shower Head*
- *Grohe Wall Mounted Slide Bar with Hand Held Variable Spray Shower Head*
- *Grohe Thermostatic Temperature Control*
- *Full-Height Glass Shower Enclosure with Steam Shower*
- *Kohler Vitreous China Undercounter Sink*
- *Grohe Satin Nickel Widespread Lavatory Faucets*
- *Toto Elongated Toilet*
- *Toto Bidet with Grohe Satin Nickel Trim (in Select Units)*

SECONDARY BATHROOMS

- *Grohe Wall Mounted Slide Bar with Hand Held Variable Spray Shower Head*
- *Kohler Vitreous China Undercounter Sink*
- *Grohe Satin Nickel Widespread Lavatory Faucets*
- *Toto Elongated Toilet*
- *Kohler Cast Iron Bathtubs with Grohe Satin Nickel Trim (in Select Units)*

POWDER ROOM

- *Toto Elongated Toilet*
- *Furniture Sink Vanity with Plumbing Trim*
- *Decorative Mirror with Lighted Sconces*

LAUNDRY ROOM

- *Builder Included Bosch Front Load Washer and Electric Ventless Dryer*
- *Kohler Cast Iron Enamel Undercounter Deep Laundry Sink*
- *Grohe Laundry Sink Faucet*
- *Custom Solid Wood or Mahogany Veneer Cabinets with Dove-Tail Construction and Cushion-Close Drawers*

PENTHOUSE FEATURES

- *Sculpted Stone Baseboards with Natural Stone Flooring*
- *Selected Venetian Plaster Walls*
- *Faux Finish Interior Doors, Base and Trim*
- *Large Tile Natural Stone Flooring Selections*
- *5-Channel Rough-End for Owner Provided Media Systems in Units with Media Rooms*
- *Natural Stone Decorative Wall Inlays*
- *Exclusive Designed Natural Stone Bath Pattern Selections*
- *Exclusive Designed Stone Entry Medallions*
- *(2) 36" Top/Bottom Kitchen Refrigerators (with Optimal Wood Panels)*
- *(2) Premium Integrated Dishwashers*

ADDITIONAL FEATURES

- *Granite, Marble and Limestone Countertop Selections with Triple Bullnose Edge Detail*
- *Contemporary, Transitional and Traditional Specialty Lighting Selections*
- *Designer Series Carpet Selections with Wear-Dated and Tactesse Nylon Fibers*
- *Natural Stone Flooring Selections*
- *Flat Stone Baseboards with Stone Flooring*
- *Waterjet and Mosaic Entry Medallion Selections*
- *Solid Brass Interior Door Hardware*
- *Two-Speaker Surround Sound Wiring included in all Great Rooms*
- *Built-In Closet Organizational Systems*
- *Built-In Entertainment Center*
- *Re-Circulating Ventless Fireplace (in Select Units)*
- *Raised Panel, Solid Core Interior Doors*
- *Smooth Wall Texture Throughout*
- *9-Foot, Dual-Pane, Low-E Tinted Sliding Glass Terrace Doors*
- *Custom-Designed Natural Stone Bath Pattern Selections*
- *Satellite and Cable Ready Access*
- *Data/Internet Access*
- *6½" Painted Baseboards in Carpeted Areas*
- *Window Drapery Pockets with Power Supply*
- *Upgrade Audio/Visual and Home Automation Packages Available thru R2west*

** Please consult a Sales Associate for feature specifications as they vary by Unit.*
Note: Features are subject to change without notice at the sole discretion of the developer, builder, architect, or as may be required by law.



