

SkyVu

501 OVERLOOK RIM DRIVE
LOT 204

Sky
Vu

Christopher
H O M E S
Artist's Conception















Sky
Vu



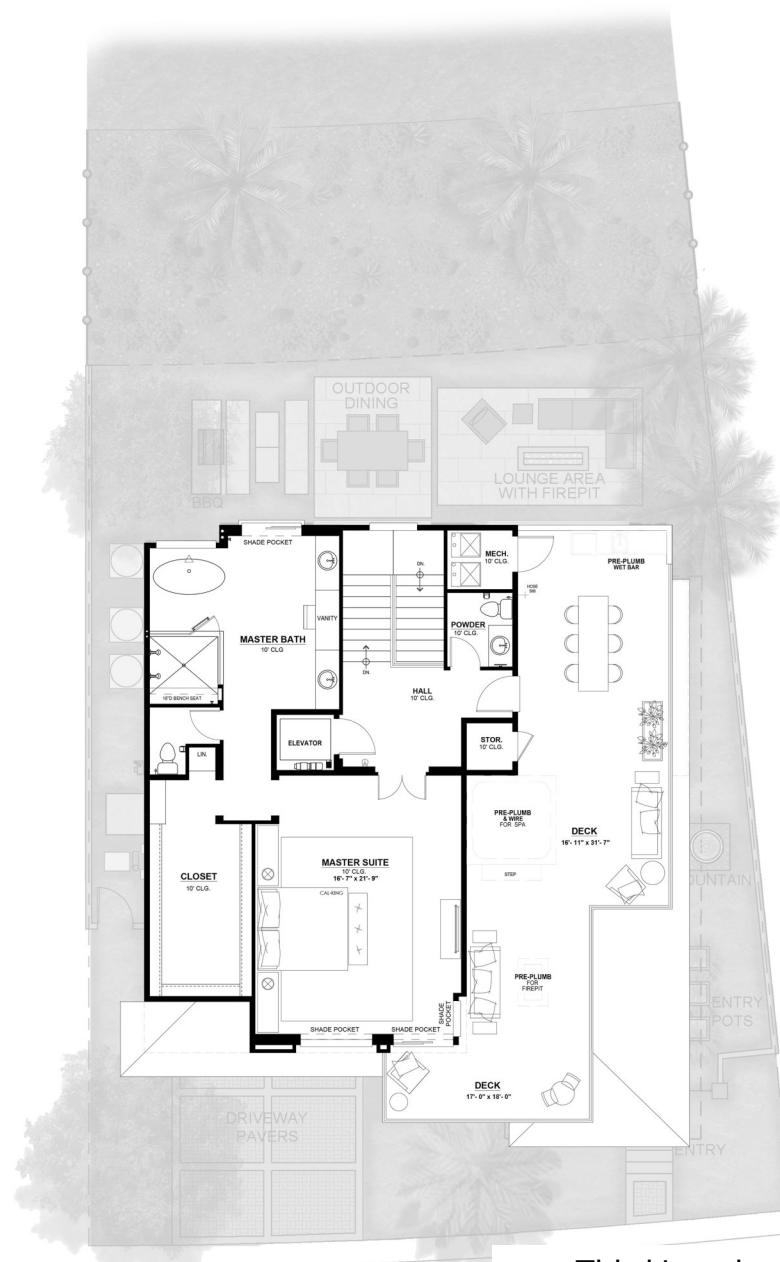
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First Level



Second Level



Third Level

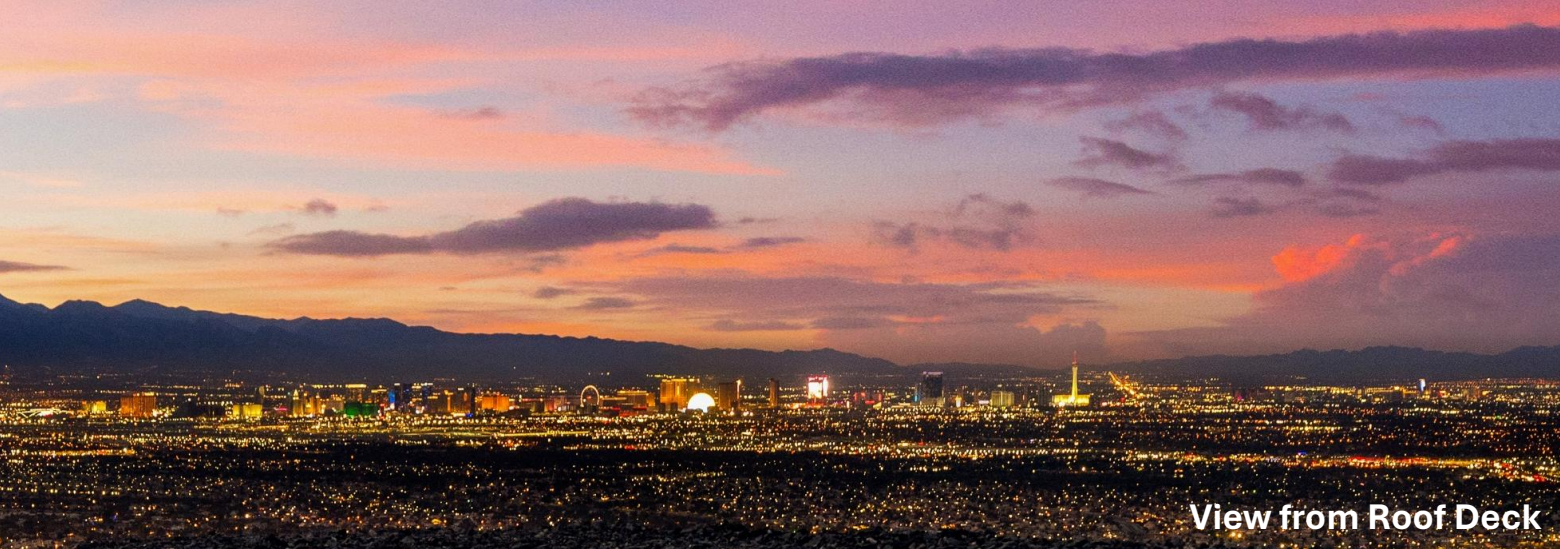
Residence 6

SkyVu Lot 204 - 4,220 Square Feet

Three-Level, 4 Bedrooms, Office, Second Level Loft/Flex Space, Roof Deck, 4 Full Baths, 2 Powder Baths, 3-Car Garage (2-Car plus Tandem Garage)

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All floorplans, renderings and maps are artists conception. Square footages are approximate. See sales agent for details. 11.18.25©2025 Christopher Homes

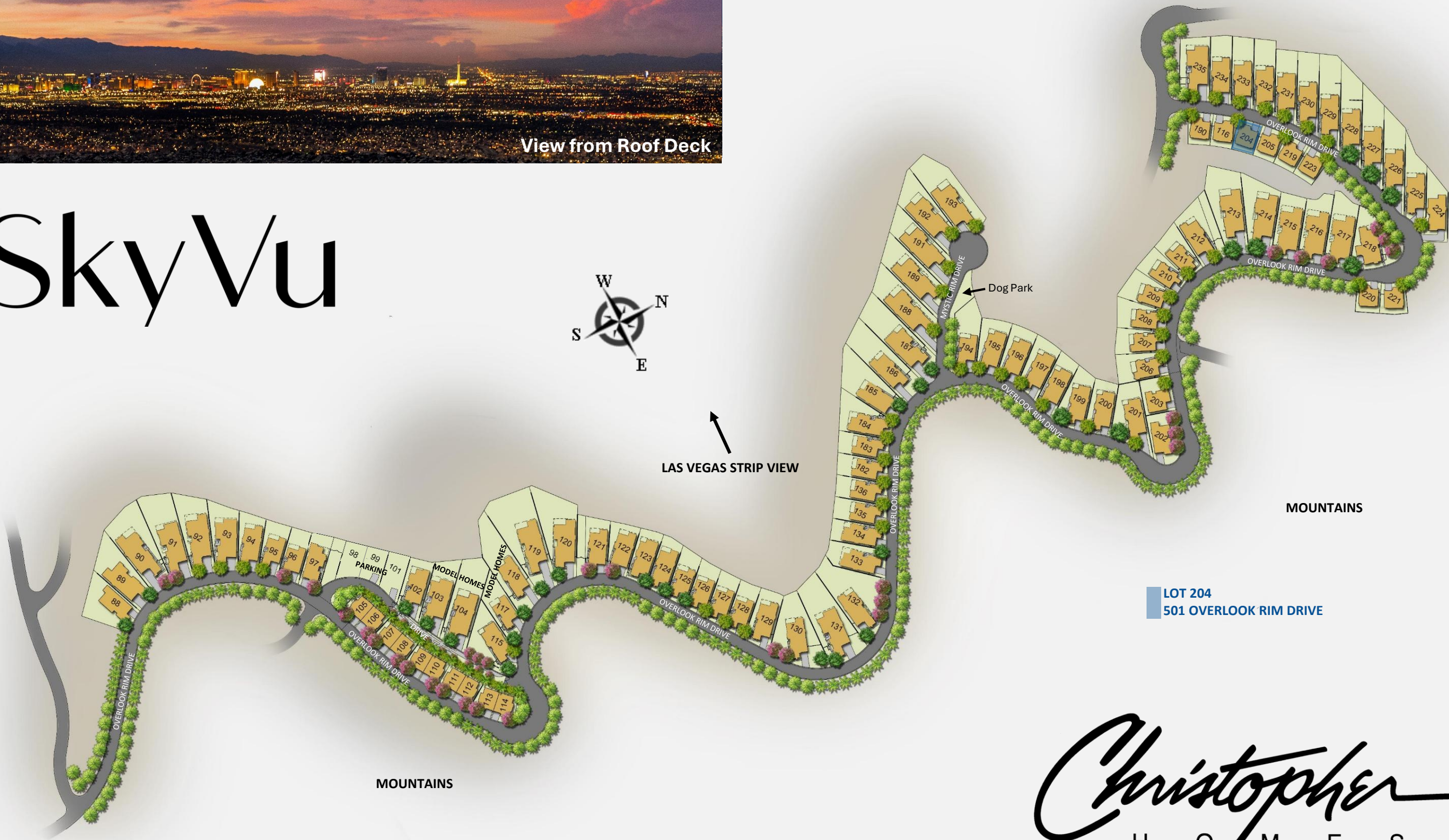


PRELIMINARY SITE PLAN

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LAS VEGAS STRIP VIEW



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SkyVu Residence 6 Luxury Features

NEIGHBORHOOD BENEFITS

- Contemporary architecture
- Set high above the Las Vegas valley with panoramic views of the Las Vegas skyline, golf course, and mountains
- Exclusive hillside community

ELEGANT APPOINTMENTS

- Expansive windows and open floorplans
- **8'- 9' high sliding glass doors in kitchen, dining room & master suite (per plan)**
- Tile flooring throughout all main living areas
- Carpet in all bedrooms
- Cat 5 wiring
- **Fireplace in great room**
- 5/8" drywall
- **Contemporary solid core interior doors**
- Contemporary kerf door jambs
- 5" contemporary baseboards
- Décor rocker switches
- Floor outlet in office
- Soft water system pre-plumbed
- Post tension concrete slab
- **Acrylic color infused stucco**
- 2 x 6 exterior walls
- Gas barbecue stub
- Private courtyard with gate (per plan)
- Decorative pavers in driveway & walkway

LUXURIOUS MASTER SUITES

- Custom walk-in showers with anti-scald shower head
- Free standing tub

LUXURIOUS MASTER SUITES (Continued)

- Contemporary floating vanities
- Quartz slab countertop (several colors to choose from)
- Contemporary mirrors
- Delta plumbing fixtures
- Kohler under mount sinks
- Elongated Kohler toilet
- Private water closet
- Oversized walk-in closet

POWDER & GUEST SUITE BATHS

- Contemporary floating vanities
- Quartz slab countertop (several colors to choose from)
- Contemporary mirrors
- Delta plumbing fixtures
- Kohler under mount sink
- Elongated Kohler toilet

GOURMET KITCHENS

- Contemporary flat panel, full overlay, custom made cabinetry with soft close drawers, touch latch doors (per plan) and easy care melamine interiors (over 20 finishes to choose from)
- 7" modern cabinet hardware (per plan)
- Quartz slab countertops (several colors to choose from)
- Eating bar island (per plan)
- Water line to refrigerator pre-plumbed for reverse osmosis

GOURMET KITCHENS (Continued)

- Jenn Air stainless steel appliance package:
 - **60" built-in refrigerator & freezer**
 - Gas cooktop
 - Oven
 - 2-in-1 microwave/convection oven
 - Dishwasher

FINISHED GARAGES

- Private 3-car garage (2 plus tandem garage)
- Automatic garage door opener
- **Contemporary roll-up garage doors with frosted glass and anodized metal frame**

ENERGY SAVING FEATURES

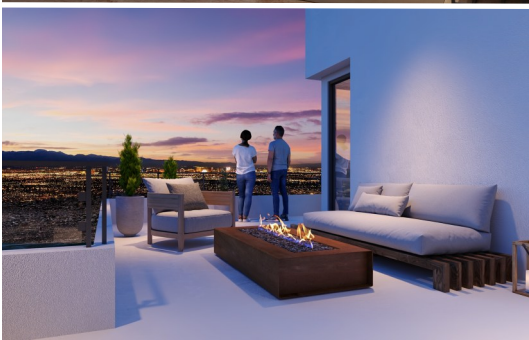
- Dual pane low E windows
- **Tankless on-demand water heater**
- Multi-zone, high efficiency heating and air conditioning
- **LED lighting**
- R19 Insulation in walls & R38 in attic area

COMMUNITY AMENITIES

- 24-hour manned gated entrance into MacDonald Highlands
- Homeowners' association to ensure the quality of the neighborhood
- Common area parks, walking trails, dog parks, tennis courts, basketball, and picnic facilities
- MacDonald Highlands Social Membership (see sales agent for details)

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Sales Gallery
702-651-1151



Text
833-820-0436



Christopherhomes.com



Schedule Appointment
In-Person or Virtual



Directions
1797 MacDonald Ranch Drive



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