

A Dozen Actively Selling Neighborhoods Offer Variety in Summerlin's Southern Villages

The master-planned community of Summerlin® spans nearly 36 miles along the western edge of the Las Vegas valley. Villages in the southern area of the community include The Cliffs and The Ridges and the active-adult neighborhood of Trilogy. For those seeking to live in this region of the community with immediate access to the 215 Beltway, a dozen actively selling neighborhoods offer a range of homes in a variety of styles, elevations and price points to accommodate buyers in all phases of life.

Summerlin's southernmost village is The Cliffs, set against a dramatic ridgeline that is the village's namesake and inspiration for the rugged contemporary architectural style evident throughout all neighborhoods and the village's signature aesthetic. Cliffs village amenities include Shelley Berkley Elementary School, Faiss Middle School, Bishop Gorman High School, Faiss Community Park, Wet 'n' Wild water park and Aquatic Springs Indoor Pool built by The Howard Hughes Corporation and deeded to Clark County to maintain and operate as a public facility. Future trails and a Summerlin village park are in the planning stages.

Actively selling neighborhoods in The Cliffs include two by **Pardee Homes**: **Nova Ridge** offers expansive homes from 3,172 to 4,413 square feet priced from the low \$600,000s; and **Terra Luna** with three floorplans ranging from 2,985 to 3,265 square feet and priced from the high \$500,000s. **Onyx Point by Richmond American** features four very large floorplans from 3,375 to 4,019 square feet, priced from the high \$600,000s. **Oluna by Lennar** also offers spacious homes from 3,290 to 3,800 square feet, priced from the low \$600,000s. **Skystone by Woodside Homes** offers four two-story floorplans from 2,637 to 3,220 square feet, priced from the mid-\$500,000s. And coming soon, **Jade Ridge by William Lyon Homes**, offers two-story floorplans from 1,592 to 2,146 square feet.

Toll Brothers boasts three neighborhoods in The Cliffs: **Granite Heights** offers three luxurious single-story floorplans from 3,156 to 3,291 square feet priced from the low \$800,000s; while **Ironwood** also offers three single-story floorplans from 2,516 to 2,823 square feet, priced from the mid-\$600,000s. **Regency by Toll Brothers** is an age qualified community for those ages 55-plus and offers nine single-story floorplans that range from 1,665 to 2,424 square feet, priced from the high \$400,000s. This staff-gated neighborhood includes a resort-style amenity package with a clubhouse spanning more than 16,000 square feet with indoor lap pool and outdoor resort-style pools; tennis, pickle ball and bocce ball courts and more.

In the Ridges, a custom home enclave and Summerlin's most luxurious village to date, two pre-built production home neighborhoods are actively selling, offering the same level of luxury as a custom home, but without the need to plan, design and build from the ground up. They include **Silver Ridge by William Lyon Homes** with six expansive floorplans offering both single-story and two-story elevations and spanning 3,733 to 5,032 square feet, priced from \$1.3 million. **Fairway Hills by Toll Brothers** is The Ridges' only townhome neighborhood, offering a

maintenance-free lifestyle in a mix of single- and two-story floorplans from 2,108 to 3,274 square feet, priced from the high \$600,000s.

The Ridges, which also has its own signature desert contemporary design aesthetic dictated by its stunning surroundings, sits on elevated land overlooking the Las Vegas valley with federally protected land to the west, ensuring no future development will occur there to create a highly desired private sanctuary. Jack Nicklaus' Bear's Best golf course creates a ribbon of green throughout the village, and residents of The Ridges enjoy access to Club Ridges, a state-of-the-art fitness, tennis and swim facility.

To meet growing demand for active-adult lifestyle homes, **Trilogy® by Shea Homes** is located on South Town Centre Drive and Flamingo Road. Offering three collections of homes that encompass 13 unique floorplans in a mix of single- and two-story living options, Trilogy attached homes range from 1,538 to 2,828 square feet, priced from the mid-\$400,000s to the high \$600,000s. Trilogy floorplans encourage entertaining and reduced maintenance, while the community's activities, events, concerts, classes, and clubs offer many opportunities to enjoy life and maintain an active, healthy lifestyle full of fun and socialization.

For more information on Summerlin and all actively selling neighborhoods, visit Summerlin.com.

CAPTION: Terra Luna by Pardee Homes in The Cliffs village is one of several actively selling neighborhoods in the master-planned community of Summerlin. It offers three floorplans ranging from 2,985 to 3,265 square feet and priced from the high \$500,000s.

About Summerlin

Developed by The Howard Hughes Corporation, Summerlin began to take shape in 1990 and has ranked in the country's top 10 best-selling master-planned communities for nearly two decades. Located along the western rim of the Las Vegas valley, Summerlin encompasses 22,500 acres with approximately 6,000 gross acres still remaining to accommodate future growth, including infrastructure, open space and common areas, all within the master plan. The community is currently home to nearly 100,000 residents who enjoy an unparalleled list of amenities. These include more than 250 neighborhood and village parks, more than 150 completed miles of trails, 27 public and private schools, 14 houses of worship, ten golf courses, shopping centers, medical and cultural facilities, business parks and dozens of actively selling floor plans. Homes are available in a variety of styles – from single-family homes to townhomes– priced from the \$300,000s to more than \$2.5 million. For information on custom homesites in The Ridges please call 702.255.2500. Luxury apartment homes offer monthly rents starting from the \$900s. Visit www.summerlin.com for more information.

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