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Condominium homes, active adult neighborhoods on the rise in Summerlin®

Las Vegas (April 29, 2017) - As active adults and empty nesters continue to right-size their homes and simplify their lives, Millennials are doing the same, according to national real estate consultant RCLCO in a recent study of top-selling master-planned communities of which Summerlin is one.

According to Peggy Chandler, Senior Vice President, Summerlin, both Baby Boomers and Millennials on opposite ends of the spectrum share a common desire to reduce home maintenance and live in a smaller, “lock and leave” space that accommodates travel and a more experiential lifestyle. “This trend is evident both locally and nationally, and homebuilders in Summerlin are responding with a growing number of condominium and townhomes in a variety of sizes, styles and price points, but all with an emphasis on a more carefree lifestyle,” she said.

Options in Summerlin range from super luxurious to more affordable, with new neighborhoods now taking shape and opening this year.

Toll Brothers presents two distinct offerings in Summerlin today, **Fairway Hills** and **Vista Dulce**. **Fairway Hills** is an enclave of luxurious condominiums now selling in The Ridges, considered Summerlin’s most exclusive village developed to date. The only condominium neighborhood within The Ridges, Fairway Hills brings the opportunity for maintenance-free living and private clubhouse amenities to one of Southern Nevada’s most desirable areas. This gated neighborhood features a clean and contemporary aesthetics within three home designs in one- and two-story options ranging from 2,105 to 3,274 square feet. Fairway Hills is now selling from the \$700,000s with models expected to open this summer.

The gated **Vista Dulce** neighborhood in The Mesa village offers beautifully appointed townhomes priced from the \$300,000s at the base of the picturesque Spring Mountains adjacent to Bishop Gorman High School. Homes come standard with three bedrooms, two-car garage with driveway, covered loggia and private backyard. Floor plans also offer a foyer, drop zone between garage and kitchen, second floor laundry room and optional loft or fourth bedroom.

Now forming an interest list and opening models this summer is **Affinity by William Lyon Homes** in Summerlin Centre, just west of the 215 Beltway on West Charleston Blvd. Affinity is surrounded by amenities within walking distance given the proximity to the Downtown Summerlin® area bustling with city blocks of fashion, dining, entertainment, Red Rock Resort and the future home of the NHL practice facility. Truly a one-of-a-kind neighborhood, and unique to Summerlin, Affinity will feature four distinct living arrangements, ranging from one-bedroom flats to townhome-style, second floor flats, duplexes and a single-family cluster duplex. Affinity homes range from 874 to 2,492 square feet and are priced from the mid-\$200,000s.

According to Kim Chitwood, director of marketing for William Lyon Homes, the response to Affinity is widespread, with interest ranging from first-time homebuyers to those who no longer want the maintenance and upkeep that goes with owning a single-family detached home. “This location calls for something young and fresh, and Affinity is the answer.”

For those looking for an active lifestyle surrounded by like-minded individuals creating a new chapter in their life, Summerlin offers more housing choices within age-qualified neighborhoods. And for those seeking the ease of a condominium or a more traditional single-family home neighborhood, Summerlin offers both within **Regency by Toll Brothers** and **Trilogy by Shea Homes**.

Regency offers all single-story homes in nine unique floorplans spanning 1,665 to 2,424 square feet and priced from the \$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; executive demonstration kitchen; and an onsite lifestyle director who will schedule classes and plan social gatherings. Regency features a desert contemporary architectural style executed in three distinct collections that feature gourmet kitchens, two bedrooms, up to two-and-one-half bathrooms and expansive indoor-outdoor living spaces.

Shea Homes is bringing its Trilogy® active lifestyle concept to Summerlin in a new neighborhood that is starting to take shape on South Town Centre Drive and Flamingo Road. Opening later this year, Trilogy at Summerlin is one of 17 such resort communities by Shea that is designed and built for those who are turning the page from raising children and growing careers to an entirely new chapter. Attached homes will offer floorplans that 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.

According to Chandler, living in an age qualified neighborhood is a choice that provides homeowners with the opportunity to meet and build friendships with like-minded neighbors, more easily travel thanks to simplified home maintenance and enjoy time for personal hobbies and interests.

CAPTION: The gated Vista Dulce neighborhood in The Mesa village is one of several attached homes now selling in Summerlin and perfect for those seeking to right-size their lifestyle.

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, 25 public and private schools, 14 houses of worship, nine 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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