

NEW HOMES NOW AVAILABLE FOR IMMEDIATE MOVE-IN IN THE CLIFFS VILLAGE AT SUMMERLIN

The master-planned community of Summerlin® currently offers nearly 100 floorplans in 35 neighborhoods in eight distinct villages. Homes are available in a variety of styles – from single-family homes to townhomes, priced from the \$200,000s to more than \$1 million. And for those looking for quick occupancy, there are more than a dozen new home available for quick move-in in The Cliffs village, making the dream of home ownership in Summerlin an immediate reality in one of the community's most popular areas.

Five neighborhoods in The Cliffs village in the community's southernmost region, offer immediate move-in homes that all embrace the area's desert contemporary architectural style and aesthetic. Set against a dramatic ridgeline that is the village's namesake, The 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.

While future trails are in the planning stages, the newest park in The Cliffs village is Oak Leaf Park, a Oak Leaf Park, spanning more than five acres and boasting four pickleball courts, two shaded playgrounds, climbing tower, central lawn and open play area, shaded picnic pavilions and even a demonstration garden.

At **Ironwood by Toll Brothers**, the Jade High Plains floorplan that spans 2,823 square feet with four bedrooms and three-and-one-half baths, is priced at \$865,995. This model includes a three-car garage, and a multi-slide 12-foot exterior great room door on a spacious lot.

Toll Brothers Granite Heights neighborhood offers two large and spacious homes ready for immediate move-in: the Topaz Desert Contemporary floorplan, priced at \$1,249,995, spanning 3,505 square feet with five bedrooms, five-and-one-half baths; and the Onyx High Plains floorplan, offered at \$1,195,995, spanning 3,426 square feet with four bedrooms, four-and-one-half baths and a casita with kitchenette.

At **Nova Ridge by Pardee Homes**, Plan 3 is ready for quick occupancy. Spanning 3,679 square-feet, this two-story home offers four and four bedrooms and is priced at \$1,134,962. It features a chef's dream kitchen, downstairs master bedroom and three-car garage. Plan 4, spanning 4,417 square feet with five bedrooms and four bathrooms, includes a downstairs suite, two exterior balconies, chef's dream kitchen and three-car garage. It is priced at \$1,185,038.

Also in The Cliffs village is the active adult neighborhood of **Regency by Toll Brothers** for homeowners ages 55-plus. One half dozen all single-story homes in this gated neighborhood with its own lifestyle director, clubhouse and abundant amenities, are ready for immediate or quick move-in. Many of these homes have landscaped backyards with water and fire features or pools already installed.

The Delamar Desert Prairie floorplan spanning 1,665 square feet with two bedrooms and two bathrooms is priced at \$554,995. Spanning 1,682 square feet is the Gilmore High Plains floorplan, also with two bedrooms and two bathrooms. It is priced at \$603,995. Priced at \$673,995 is the Bristol Bay Desert Prairie floorplan spanning 2,003 square feet with two bedrooms and two bathrooms. The Clay Hill Desert Contemporary floorplan, spanning 2,280 square feet with two bedrooms and two-and-one-half bathrooms, is priced at \$724,995. The Marble Bluff Desert Contemporary floorplan is 2,479 square

feet with two bedrooms, three-and-one-half bathrooms and a casita. It is priced at \$856,995. And finally, the Wakefield Desert Prairie floorplan comes in at 2,659 square feet with two bedrooms, two-and-one-half bathrooms and includes golf cart storage area in the garage. It is priced at \$824,995.

For information on the community and all actively selling homes in Summerlin, visit Summerlin.com.

PHOTO CAPTION: The Wakefield Desert Prairie floorplan at Regency by Toll Brothers is one of several move-in-ready homes throughout five neighborhoods in The Cliffs village at Summerlin. Set against a dramatic ridgeline that is the village's namesake, The Cliffs village is amenity rich as home to Oak Leaf Park, Shelley Berkley Elementary School, Faiss Middle School, Bishop Gorman High School, Faiss Community Park, Wet 'n' Wild water park and Aquatic Springs Indoor Pool.

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.

About The Howard Hughes Corporation®

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