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**NEW NEIGHBORHOOD NOW SELLING BY TOLL BROTHERS
IN THE CLIFFS VILLAGE AT SUMMERLIN®**

Las Vegas (Oct. 22, 2016) – Toll Brothers has introduced three new contemporary home designs now selling at Ironwood in The Cliffs village in the master-planned community of Summerlin®. This gated and all single-story neighborhood encompasses 77 homes, each embodying the village’s rugged contemporary design aesthetic and architectural style.

The Cliffs is Summerlin’s newest village named for the picturesque cliffs and ridgeline that form its spectacular backdrop. Offering exquisite views of the valley, the Strip and the Spring Mountains, The Cliffs is now taking shape on the area’s terraced landscape that has set the tone for the village’s look and feel that maximizes its spectacular topography and harmoniously blends with the environment.

Ironwood homes range from 2,516 to 2,823 square feet priced from the \$500,000s and feature spacious floor plans with unique indoor/outdoor living spaces that take advantage of the village’s elevation, views and stunning natural landscape appealing to today’s modern families.

“We are pleased Toll Brothers has designed floor plans that blend with the natural topography of the village and create a modern approach to living spaces and aesthetic treatments unique to Summerlin,” stated Peggy Chandler – SVP, Summerlin. “The rugged contemporary architectural theme in The Cliffs village allows homebuilders to introduce new and novel designs expanding Summerlin’s already diverse new home offerings.”

The Cobalt floorplan spans 2,515 square feet and includes a large rear covered patio. It features three bedrooms, two and one-half bathrooms and a three-car garage.

The Indigo floorplan features a high-plains architectural style, encompasses 2,705 square feet and offers three bedrooms, two and one-half bathrooms and a three-car garage. An expansive sliding door system unifies the interior with a large rear covered patio.

And finally, the Jade floorplan features a contemporary design aesthetic, spans 2,823 square feet and offers a choice of private courtyard or generous covered patio. It offers three bedrooms, three and one-half bathrooms and a three-car garage.

A Cliffs village address comes standard with all that Summerlin offers, including nearly two dozen village parks, resident exclusive community centers and pools, 150-plus miles of interconnected trails, two dozen public and private schools and Downtown Summerlin® with more than 106 acres of dining, shopping and entertainment.

Village amenities in The Cliffs include Faiss Middle School, Faiss Community Park, Wet 'n' Wild water park and an indoor aquatic center built by The Howard Hughes Corporation® and now operated by Clark County as a public facility. A new public elementary school is set to open in 2017, and future trails and a village park are in the planning stages. Eventually, The Cliffs will be home to 11 neighborhoods encompassing more than 1,700 single-family homes.

Stretching south of Bishop Gorman High School near the southernmost tip of the community, The Cliffs village is conveniently located on Hualapai Way near the 215 beltway for easy access to all points in the valley, including McCarran International Airport, the Strip and Downtown Summerlin.

For more information about Summerlin homes and amenities, visit Summerlin.com.

CAPTION: The interior of the Indigo model at Ironwood features an open dining room and great room that opens to a covered patio, similar to the floor plan of this Toll Brothers Messina model.

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 7,000 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 more than 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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Contacts:

Melissa Warren
Faiss Foley Warren
702-528-6016
melissa@ffwpr.com

Caryn Kboudi
The Howard Hughes Corporation
caryn.kboudi@howardhughes.com
214-741-7744