

**New condominium neighborhoods in Summerlin®
add to growing number of attached housing options**

Mira Villa by Toll Brothers, a luxury condominium neighborhood in The Canyons village and one of two new condo projects in Summerlin®, is now building an interest list for those seeking a maintenance-free lifestyle in this popular golf-themed village of the master-planned community. Surrounded by abundant community and neighborhood amenities, Mira Villa features an elegant collection of 103 mid-rise luxury condominium homes from 2,050 to 3,759 square feet and priced from the \$600,000s. Mira Villa will soon be available for purchase.

Overlooking the Angel Park championship golf course which is just outside of Summerlin and located near TPC Las Vegas, one of two championship TPC courses in the community, Mira Villa homes feature upscale single-level living with direct elevator access, gourmet kitchens, master suites, private garage parking and more. Recreational opportunities within the neighborhood include a community pool, clubhouse with outdoor fireplace and BBQ, spa areas, fitness center and more. Mira Villa offers immediate access to nearby Summerlin parks and the Summerlin Trail system and proximity to TPC Las Vegas.

In The Paseos village, west of the 215 Beltway and situated on elevated topography overlooking the valley, is **Coronado by Edward Homes**, which is now actively selling. Offering two- and three-bedroom condominium flats from 1,300 to 1,800 square feet and priced from the high \$200,000s, Coronado offers five floorplans. This gated neighborhood features a community fitness center and resort-inspired swimming pool for residents. Embodying modern, open-style floorplans with nine-foot ceilings in some areas, Coronado homes feature a private balcony or patio, depending on floorplan, and separate laundry room or closet.

Also in The Paseos, adjacent to Fox Hill Park, is Santa Rosa by CalAtlantic Homes, offering townhomes from 1,488 to 1,845 square feet with up to four bedrooms and three baths, priced from the low \$300,000s. This gated neighborhood features its own community pool, and the townhomes' signature rooftop decks offer panoramic views of the valley.

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 2017 study of top-selling master-planned communities, of which Summerlin is one.

According to Danielle Bisterfeldt, Vice President – Marketing, 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 condominiums and townhomes in a variety of sizes, styles and price points, but all with an emphasis on a more carefree lifestyle. Options in Summerlin range from super luxurious to more affordable,” Bisterfeldt said.

Currently, Toll Brothers offers the most luxurious condominium offering in Summerlin: **Fairway Hills** in The Ridges, an enclave of primarily custom homes. 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 high \$600,000s.

Affinity by William Lyon Homes in Summerlin Centre, just west of the 215 Beltway on West Charleston Blvd., is a one-of-a-kind neighborhood and unique to Summerlin, with 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 low \$200,000s to the mid-\$400,000s.

For those looking for an active lifestyle surrounded by like-minded, ages 55-plus individuals creating a new chapter in their life, Summerlin now offers a new, distinctive attached housing choice. **Trilogy® by Shea Homes**, 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: Fairway Hills by Toll Brothers in The Ridges is one of several condominium/townhome neighborhoods in Summerlin, offering a maintenance-free lifestyle. The only townhome neighborhood in the luxurious, upscale village of The Ridges, Fairway Hills offers three home designs in one- and two-story options ranging from 2,105 to 3,274 square feet, priced from the high \$600,000s.

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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