

## **Pardee Homes Offers Two Contemporary Neighborhoods In The Cliffs Village at Summerlin®**

The Cliffs village in the master-planned community of Summerlin® forms the southernmost edge of this award-winning community. The village is set against a dramatic ridgeline that is its namesake and inspiration for the rugged contemporary architectural style evident throughout all neighborhoods in The Cliffs. Here, Pardee Homes offers two gorgeous contemporary neighborhoods in keeping with the village's signature design and architectural aesthetic.

The community's southernmost village, The Cliffs is 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 elevated and terraced landscape that maximizes its spectacular topography.

**Nova Ridge** by Pardee Homes offers expansive homes from 3,172 to 4,413 square feet priced from the low \$600,000s with styles that include Mid Century Modern, Desert Contemporary and Modern Nevada. Floorplans range from approximately 3,172 to 4,413 square feet and include Pardee's LivingSmart® energy-savings features and options. Homes are priced from the mid-\$600,000s. Nova Ridge's Plan 2 recently took home top honors at the Southern Nevada Home Builders Association Silver Nuggets award, winning for Design and Architecture as well as for Best Single Family Detached Home in its size and price category.

Nova Ridge homes offer from three to five bedrooms, two and one-half to four and one-half bathrooms. Special features include courtyards and back patios that create abundant indoor/outdoor living spaces to take advantage of the area's natural beauty and extend living areas outside. Plan one spans 3,172 square feet with up to three baths, covered patio off the kitchen and dining area and a courtyard entry. Plan two is 3,263 square feet and offers four bedrooms, three and one-half bathrooms, porch entry, den, covered patio and optional GenSmart® Suite. Plan three, at 3,679 square feet, features a two-story floorplan with up to five bedrooms, four and one-half bathrooms, courtyard entry, office or optional GenSmart Suite, optional lounge, spacious great room, game room and covered patio. And finally, plan four spans 4,413 square feet on two stories. It offers five bedrooms, four and one-half bathrooms, spacious kitchen and great room area, lounge covered patio, loft, optional decks off master bedroom and third bedroom and optional GenSmart Suite.

**Terra Luna offers** three floorplans ranging from 2,985 to 3,265 square feet with up to five bedrooms and four baths, and priced from the high \$500,000s. One- and two-story designs embody mid-century modern elevations consistent with the village's overall theme.

Terra Luna Plan One spans approximately 2,463 square feet in a single-story design with three bedrooms, two-and-a-half baths, den, covered patio and two-bay garage, while Plan Two measures approximately 2,985 square feet with up to four bedrooms and three-and-a-half baths, outdoor lounge, covered patio, optional den and three-bay tandem garage. Terra Luna Plan Three encompasses approximately 3,144 square feet with four bedrooms, three-and-a-half

baths, den, three-bay tandem garage and covered patio. The home includes a downstairs bedroom and bath, optional wet bar in the den and optional nine-foot stacking doors from the dining and great room to the covered patio. Terra Luna Plan Four measures approximately 3,265 square feet with four bedrooms and three-and-a-half baths, bonus room, lounge, covered patio, two-bay plus swing bay garage. A fifth bedroom and fourth bath are offered in lieu of the lounge.

The Cliffs village is home to 11 neighborhoods encompassing more than 1,700 homes. Abundant 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. Future trails and a Summerlin village park are in the planning stages.

A Cliffs village address comes standard with all that Summerlin offers, including more than 250 parks of all sizes; resident-exclusive community centers, pools and events; 150-plus miles of interconnected trails; ten golf courses; more than two dozen public, private and charter schools; and the Downtown Summerlin® area offering fashion, dining and entertainment; Red Rock Casino, Resort & Spa; City National Arena, practice facility of the Vegas Golden Knights; and coming soon, Las Vegas Ballpark, a 10,000-capacity AAA baseball stadium and future home of the Las Vegas 51s.

Stretching south of Bishop Gorman High School near the southernmost tip of the community, The Cliffs is conveniently located 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's new homes and amenities, visit [Summerlin.com](http://Summerlin.com).

**CAPTION: Indoor- outdoor living blends seamlessly at Terra Luna, one of two neighborhoods by Pardee Homes actively selling in The Cliffs village at Summerlin. Terra Luna offers three floorplans ranging from 2,985 to 3,265 square feet with up to five bedrooms and four baths, and priced from the high \$500,000s. One- and two-story designs embody mid-century modern elevations consistent with the village's overall theme.**

#### **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](http://www.summerlin.com) for more information.

#### **About The Howard Hughes Corporation®**

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