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SUMMERLIN'S SINGLE STORY NEIGHBORHOOD SANTALUZ BY TOLL BROTHERS SELLING QUICKLY

Summerlin's newest neighborhood featuring 53 single-story homes is selling fast. Santaluz by Toll Brothers is located in The Paseos village and is one of the most popular new home developments in the master planned community. These new homes in Las Vegas are tucked along the western rim of the valley and offer three floor plans featuring Spanish Colonial, Mission, Mediterranean and Santa Barbara-style homes.

Floor plans include a variety of design amenities such as a three-car tandem garage, 10-foot ceilings, Energy Star® stainless steel kitchen appliances with 26-inch cook top and built-in double oven, 6-foot soaking tubs, dual master-bedroom suite walk-in closets, tankless water heaters, multiple heating and cooling zones, radiant barrier roof sheathing and front yard desert landscaping.

At nearly 2,500 square feet the Catania floor plan offers 3 bedrooms, 2.5 baths, a kitchen and breakfast area with a separate walk in pantry, great room with optional fireplace, courtyard, covered patio and a master bedroom suite with two walk in-closets including a 13 ft. by 8 ft. dressing room. The standard 2-car garage home includes an additional single-car garage or casita option.

The Messina floor plan is 2,684 square feet and features a courtyard entry with a standard three-car garage or optional extended two-car garage plus casita. It includes 3 bedrooms, 2.5 baths, separate den, great room and dining room with access to a covered back porch. Walk-in closets compliment each bedroom including a second dressing room for the master bedroom suite.

The spacious Trapani floor plan at 2,874 square feet offers 4 bedrooms, 3.5 baths, a three-car tandem garage and two covered patios accessible from the separate dining room and breakfast area. An entry foyer leads to the large great room with an adjoining kitchen which includes a breakfast island and impressive walk-in pantry. Unique features include a planning center tucked between the kitchen and laundry room and a large master-bedroom walk-in closet.

Santaluz is in Summerlin's northwestern-most village with walking trails providing access to the adjacent Paseo Park. The neighborhood is just minutes from Red Rock Canyon National Conservation Area and offers quick access to the 215 beltway and conveniences including shopping, dining and recreational activities for the entire family. Homes in Santaluz start in the low \$500,000s. Visit www.summerlin.com for additional information on Summerlin's new homes and amenities or download the free new home finder app by searching "Summerlin" in your app store.

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 acres still remaining to accommodate future growth 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 150 neighborhood and village parks, more than 150 completed miles of trails, 22 public and private schools, 14 houses of worship, nine golf courses, shopping centers, medical and cultural facilities, business parks and more than three dozen actively selling floor plans. Homes are available in a variety of styles – from single-family homes to townhomes, condominiums and lofts – priced from the \$200,000s to more than \$1 million. Custom homesites in The Ridges are priced from the \$300,000s. Luxury apartment homes offer monthly rents starting from the \$800s. Visit www.summerlin.com for more information.