

**SUMMERLIN DEFINED BY BOUNDARIES, NOT ZIP CODES**  
**Jade Ridge by William Lyon Homes, Terra Luna by Pardee Homes,**  
**Onyx Point by Richmond American Homes all enjoy Summerlin Address**

The master-planned community (MPC) of Summerlin spans 22,500 acres along the Las Vegas valley's western edge. Ranked as the nation's #3 best-selling MPC in 2018 and home to more than 100,000 residents, the community is synonymous for its exceptional quality of life created by an abundance of amenities to which no other community can compare: 250-plus parks, 150-plus miles of trails, 26 top-rated public, private and charter schools, ten golf courses and Downtown Summerlin, to name just a few.

According to Danielle Bisterfeldt, VP – Marketing, Summerlin, the community's brand is so revered, buyers often seek homes in the zip codes with which Summerlin is most often associated: primarily 89134, 89135, 89138 and 89144. "Homes in those zip codes consistently rank near the top of valley lists for appreciation and include many of the city's most exceptional custom and luxury homes," said Bisterfeldt. "And that's why the zip codes most often associated with Summerlin are the zip codes of choice for many buyers. Buyers know a Summerlin address comes standard with access to all the community offers."

There are three new neighborhoods in The Cliffs, Summerlin's southernmost village, that fall outside of 89135 and are located along the western edge of 89148: Terra Luna by Pardee Homes; Jade Ridge by William Lyon Homes and Onyx Point by Richmond American Homes. According to Bisterfeldt, these neighborhoods are within Summerlin's boundaries, giving homeowners in these neighborhoods access to Summerlin amenities and ownership of a Summerlin address.

"A Summerlin address is a significant distinction for many homeowners when they are making one of the most important decisions of their life: the purchase of a home," said Bisterfeldt. "It's important for buyers to understand our community is defined by our official boundaries, not by zip code."

All three neighborhoods are located in the community's southernmost village, The Cliffs, which is named for the picturesque cliffs and ridgeline that form its spectacular backdrop. Cliffs village amenities include Shelley Berkley Elementary School, Faiss Middle School, Bishop Gorman High School, Faiss Community Park, Oak Leaf 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. Future trails are still in the planning stages.

Terra Luna offers four floorplans ranging from 2,463 to 3,265 square feet with up to five bedrooms and four-and-a-half baths, and priced from the mid-\$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. 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.

Model homes are now open at Jade Ridge by William Lyon Homes in The Cliffs village in the master-planned community of Summerlin®. The neighborhood features four two-story floorplans that range from 1,592 to 2,146 square feet, priced from the mid-\$300,000s to the low \$400,000s.

Jade Ridge's Plan 1 is 1,592 square feet with three bedrooms and two-and-one-half baths. It is priced at \$364,900. Spanning 1,737 square feet and priced at \$380,900 is Plan 2 with three bedrooms and two-and-one-half baths. Plan 3 comes in at 1,889 square feet with three bedrooms and two-and-one-half baths. It is priced from \$395,900. And finally, Plan 4 spans 2,146 square feet with four bedrooms and two-and-one-half bathrooms, priced from \$407,900.

Featuring luxury, all single-story, ranch-style homes, Onyx Point is a gated neighborhood with spacious and open-style floor plans ranging from 3,375 to 4,019 square feet and priced from the mid-\$600,000s.

The Raven floorplan spans 3,375 square feet with three to four bedrooms and two-and-one-half to four-and-one-half baths. It is priced from \$674,950. The Rocco model comes in at 3,479 square feet with a starting price of \$694,950. It includes four bedrooms with three-and-one-half baths. Spanning 3,797 square feet is the Ryder model with four bedrooms and four-and-one-half baths, priced from \$719,950. And finally, the Robert floorplan is 4,019 square feet with four to five bedrooms and three-and-one-half to five baths, priced from \$764,950.

A Cliffs village address comes standard with all that Summerlin offers, including parks of all sizes; resident-exclusive community centers, pools and events; 150-plus miles of interconnected trails; ten golf courses; 26 public, private and charter schools; and the Downtown Summerlin® area with fashion, dining, entertainment, Red Rock Resort, office towers, City National Arena - home of the Vegas Golden Knights National Hockey League practice facility, and opening April 9<sup>th</sup>, Las Vegas Ballpark, a 10,000-capacity baseball stadium.

For information on all actively selling neighborhoods, visit [Summerlin.com](http://Summerlin.com).

**PHOTO CAPTION: The master-planned community of Summerlin is not defined by zip codes, but by its official boundaries. While certain zip codes are often synonymous with the community, Summerlin extends into 89148 to incorporate three neighborhoods in The Cliffs village: Jade Ridge by William Lyon Homes, Nova Ridge by Pardee Homes and Onyx Point by Richmond American Homes.**

#### **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.

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