

## **Shadow Point in the village of Stonebridge adds to Toll Brothers' offerings in Summerlin®**

Toll Brothers has long been building quality homes in the master-planned community of Summerlin®. Currently, the company offers a diverse range of homes in seven neighborhoods within four distinct villages throughout the community: Regency, Ironwood and Granite Heights in The Cliffs village; Fairway Hills in The Ridges village; Los Altos and Altura in The Paseos village, and its newest neighborhood – Shadow Point in the village of Stonebridge.

Shadow Point, under early development, is now selling. This private gated neighborhood encompasses 102 single-family homes offering single-story living with loft options. Homes range from 2,285 to 2,879 square feet and are priced from the high \$500,000s. Reflecting a prairie architectural style inspired by nearby Red Rock National Conservation Area, Shadow Point embodies the village of Stonebridge design criteria that enhance the surrounding Mojave Desert environment through architecture, landscape, walls and color. Neighborhood amenities include a community pool, barbecue are, fire pit, trails, parks and more.

The Cliffs is one of Summerlin's newest villages unfolding along its southernmost edge at the base of a dramatic ridgeline for which it is named. Here, Toll Brothers is actively selling three neighborhoods. For those seeking an active adult, 55-plus lifestyle, Regency offers all single-story homes in nine unique floorplans spanning 1,665 to 2,724 square feet and priced from the mid-\$400,000s. Regency homes feature flexible floor plans with two to three bedrooms, casitas, dual master bedroom options and expansive living spaces, including indoor-outdoor living opportunities with covered loggias and courtyards. Regency offers many resort-style amenities in this staff-gated community, including a clubhouse spanning more than 22,000 square feet with indoor lap pool and outdoor resort-style pools; tennis, pickle ball and bocce ball courts; game rooms; and an onsite lifestyle director.

Nearby are Granite Heights and Ironwood, both offering gorgeous contemporary styled homes, many with views overlooking the valley and nestled near the village's namesake cliffs. Ironwood is a gated, all single-story neighborhood with homes ranging from 2,516 to 2,823 square feet and priced from the \$600,000s. Spacious floor plans include three bedrooms, from two and one-half to three and one-half baths, three-car garage and unique indoor/outdoor living spaces that take advantage of the village's elevation, views and stunning natural landscape. Special features in select models include private courtyards, covered patios and an expansive sliding door system.

Granite Heights also features all single-story homes in a gated setting with homes spanning from 3,156 to 3,238 square feet and priced from the high \$800,000s. Designed with modern luxury and laid out to maximize both city and mountain views, Granite Heights homes feature open floor plans, 10- to 16-foot ceiling heights, abundant indoor/outdoor living spaces and more. Models offer from three to five bedrooms and from three to five bathrooms. Select models offer optional guest suites, interior courtyards, covered patios, oversized master suites and baths and more.

In The Paseos village, located west of the 215 Beltway just north of W. Charleston Blvd, Toll Brothers offer Los Altos and Altura with expansive floorplans ideal for families of all sizes. An exclusive gated neighborhood with all single-story open floor plans that range from 3,094 to 3,822 square feet and priced from the mid-\$700,000s, Los Altos offers the largest single-story homes on the largest lots in The Paseos village, located across from the popular Fox Hill Park. Los Altos homes include three or four bedrooms, three-and-one-half or four-and-one-half baths and three-car garages. Los Altos floor plans are the first of their kind nationally for Toll Brothers. They offer many features that emphasize

indoor/outdoor living space via covered patios and other design details to take advantage of the area's surrounding beauty and climate. Flexible floor plans include next-generation living options, up to seven bedrooms, and five-and-one-half baths.

Also in The Paseos is the gated neighborhood of Altura, offering five, elegantly designed, two-story floor plans ranging from 3,464 to 4,237 square feet, ideal for entertaining and expansive living and priced from the \$600,000s. Altura offers up to seven bedrooms, six-and-one-half baths, three-car garages and covered patios with many optional features in select models, including balconies, lofts, wine bar and casita.

In The Ridges village, Summerlin's exclusive luxury enclave that is home to several custom home neighborhoods, Fairway Hills is the village's only luxury condominium neighborhood, bringing carefree, maintenance-free living to one of Southern Nevada's most desirable areas. Nestled in a peaceful desert setting against Jack Nicklaus' Bear's Best golf course, Fairway Hills is a gated neighborhood offering three single-level living home designs with elevator access and floor plans ranging from 2,105 to 3,274 square feet and priced from the high \$600,000s. Fairway Hills condominium homes feature spacious outdoor living spaces to maximize the stunning natural beauty of The Ridges and create a seamless outdoor/indoor environment. Its dramatic floor plans are ideal for entertaining and social gatherings.

PHOTO CAPTION: Toll Brothers currently offers a diverse range of homes in seven neighborhoods within four distinct villages throughout Summerlin, including its newest, Shadow Point in the village of Stonebridge. Now selling, this private gated neighborhood includes single-family homes from 2,285 to 2,879 square feet and priced from the high \$500,000s.

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

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