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TOLL BROTHERS AGE QUALIFIED NEIGHBORHOOD NOW SELLING IN SUMMERLIN®

Las Vegas (April 22, 2016) – Summerlin® is celebrating its first active adult neighborhood in more than 15 years. Regency by Toll Brothers recently opened its single-family home neighborhood in The Cliffs village to great anticipation. The neighborhood features nine floor plans starting in the low \$400,000s, all designed for adults 55-plus. Located in Summerlin’s newest village, Regency offers resort-style amenities and is set against the picturesque Spring Mountain backdrop on elevated topography with views of the valley. Models showcasing all nine floor plans are now open.

“Regency offers a carefree, low maintenance lifestyle that more easily accommodates travel and adventure,” said Peggy Chandler, senior vice president, Summerlin. “However Toll Brothers has brought a new model of active adult luxury to Summerlin, complete with stunning contemporary designed homes and amenities for like-minded adults who share similar interests.”

Regency boasts more than 450 single-family homes ranging from 1,668 to 2,398 square feet. The staff-gated neighborhood features all single story homes that offer two bedrooms with the option to add additional bedrooms, two or two-and-one-half baths, two or three-car garages and optional casitas. Homes also come standard with paver driveways and patios, 12-foot multi-sliding doors and numerous flex spaces allowing personalization to suit your lifestyle. Other highlights include high volume ceilings with elevations as high as 18-feet, large outdoor courtyard spaces, private backyards, golf cart storage and access to the professional design studio. HOA maintained front yard landscape is an additional bonus.

“There has been a huge demand for this type of new construction in southern Nevada,” said Chandler. “We are pleased to offer a neighborhood that meets this growing demand and interest in luxury active adult living. Like all other Summerlin villages, The Cliffs will afford its residents the same colorful desert landscaping and carefully planned streetscapes that are synonymous with the Summerlin brand.”

Regency’s active lifestyle is built right into the neighborhood via walking trails and a clubhouse spanning more than 22,000 square feet. The clubhouse will feature an indoor lap pool and an outdoor resort-style pool; game rooms; tennis, pickle ball and bocce ball courts; a clubhouse; and social programming that includes classes, events and gatherings. An on-site lifestyle director will oversee a full schedule of social events from Friday night cocktail parties, card and billiard tournaments and golf outings to dinner clubs and day trip excursions.

The Cliffs village is located at Sunset Road and Hualapai Way. For more information about all of Summerlin’s newest neighborhoods visit Summerlin.com.

PHOTO CAPTION: Summerlin’s newest age-qualified neighborhood Regency by Toll Brothers offers nine single-story floor plans and includes a clubhouse, two pools and organized social events for adults 55 years old and older. Models are now open.

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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 7,000 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 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 dozens of actively selling floor plans. Homes are available in a variety of styles – from single-family homes to townhomes and condominiums– priced from the \$200,000s 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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