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SUMMERLIN DESIGN STANDARDS SET THE BAR

Las Vegas (Oct. 6, 2014) – Summerlin, the Las Vegas valley’s largest master-planned community, continues to set the bar, offering not only a well-established quality lifestyle but an unmatched community design standard, according to Julie Cleaver, vice president of planning and design for Summerlin.

“Whether it’s from the design of the parks, streetscapes, or neighborhoods, there is a palpable difference that you experience when you are in Summerlin,” said Cleaver. “What most people don’t realize is that every detail, from the width of the sidewalks, to the decorative medians, to the aesthetic look of the homes from all four sides, is determined by a strict set of design criteria developed by The Howard Hughes Corporation. We set the bar with standards not seen in other master-plans, and it has resulted in a difference you can see and feel.”

Every Summerlin home builder must adhere to guidelines maintained by Cleaver’s department, including backyard wall heights and floor plans considered appropriate for street corners. Details including house color, trim style, window placement and how often floor plans can be repeated on a street are all determined by Cleaver and her team. “These carefully laid plans add to the curb appeal of every home in every neighborhood,” she said.

From Summerlin’s inception, plans for a downtown were in place. Although the design evolved over the years, Downtown Summerlin is now open. The first phase, with 106 acres of fashion, dining and entertainment venues, includes anchor tenants Macy’s and Dillard’s, an upscale Regal Cinemas and dining options including Wolfgang Puck Bar & Grill. Downtown Summerlin will ultimately grow to include another 200 acres of office space and residential high-rise condos, townhomes and apartments, creating an urban live, work, play space in the heart of this masterfully designed suburban community.

As Summerlin continues to unfold, opening new neighborhoods in The Paseos and The Mesa villages, innovative new designs continue to offer the same quality lifestyle promised to those who moved in nearly 25 years ago. Grand shared entrances connecting two neighborhoods now welcome homeowners in The Paseos’ newest neighborhoods, offering an exquisite sense of arrival as residents come home. New streets in The Mesa maintain the high standards that require neighborhood roads to curve after every seven homes, creating a more interesting and eye-catching streetscape.

Signage standards, wide community sidewalks with landscaping on both sides and Summerlin’s signature light pollution-reducing street lamps also maintain the visually stunning aesthetic on which Summerlin has built its reputation. And both The Paseos and The Mesa villages will see major groundbreakings next year that will add to Summerlin’s many parks and community pools, further enhancing the active and outdoor lifestyle created by more than 150 parks and more than 150 interconnected trails.

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Summerlin's natural topography along the western rim of the valley affords residents sweeping views of the Las Vegas Strip to the east and Red Rock Canyon and the Spring Mountains to the west. But it is the careful planning and development that has allowed this community to bloom within its desert landscape and continue to offer not just great views, but a quality of life other master-plans aspire to reach.

To learn more about Summerlin visit Summerlin.com or download the new home finding app by searching "Summerlin" in you app store.

PHOTO CAPTION: Summerlin is known for artfully designed streetscapes as well as its abundant amenities including more than 150 thoughtfully planned and placed neighborhood parks.

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 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 \$300,000s to more than \$1 million. Custom homesites in The Ridges are priced from the \$400,000s. Luxury apartment homes offer monthly rents starting from the \$900s. Visit www.summerlin.com for more information.

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