



10845 Griffith Peak Drive Suite 160  
Las Vegas, NV 89135



BE PART OF SOMETHING BEAUTIFUL



*Howard Hughes*  [SUMMERLIN.COM](https://www.summerlin.com)

12.2022

A woman with dark hair, wearing a light-colored sleeveless top and colorful patterned leggings, is running on a paved path. The path curves to the left. In the background, a city is illuminated at night, with lights blurred into bokeh. The sky is a deep blue-purple. A wooden railing runs along the path. Some greenery is visible in the foreground on the right.

# SOME PLACES JUST **Feel like Home**

It's all right here. From the simple to the spectacular. From the silence of daybreak to the roar of the crowd. From the glow of The Strip to the awe of Red Rock Canyon. From quiet neighborhoods to buzzing blocks of fashion, dining, sports and entertainment. No matter where you turn, Summerlin presents inspiration in every direction, beckoning you to be part of something beautiful.

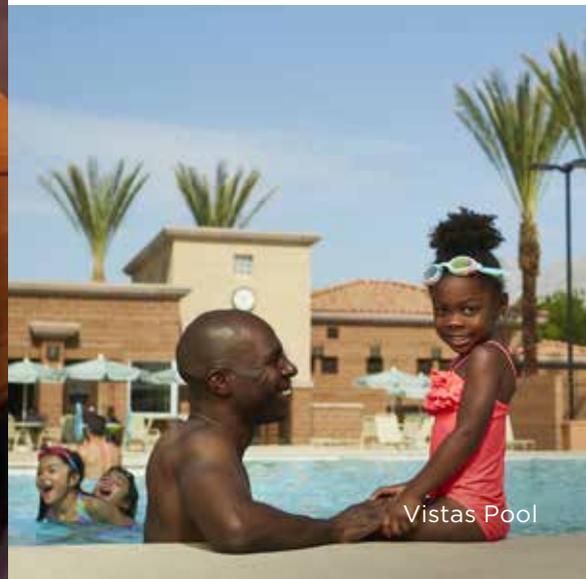


# More Planned Perfection for Years to Come.

HIKE. BIKE. RUN. EXPLORE.  
GATHER. APPLAUD. PLAY.  
BREATHE.



Summerlin is 22,500 acres of master-planned perfection just waiting for life's most beautiful moments. More than 200 miles of trails are carved into this desert oasis, meandering through hundreds of parks and the most diverse and stunning selection of homes in the city.



Vistas Pool



Cottonwood Canyon

SOME PLACES LET YOU  
**Live out Loud.**

This is life lived out loud. Outside the box. Outside the lines, defined only by the outstanding backdrop of stunning Red Rock Canyon. With 300+ days of constant sunshine each year, life in Summerlin is as bold, beautiful and brilliant as it gets.



Red Rock Loop

SHOP. WORK.  
EAT. DRINK.

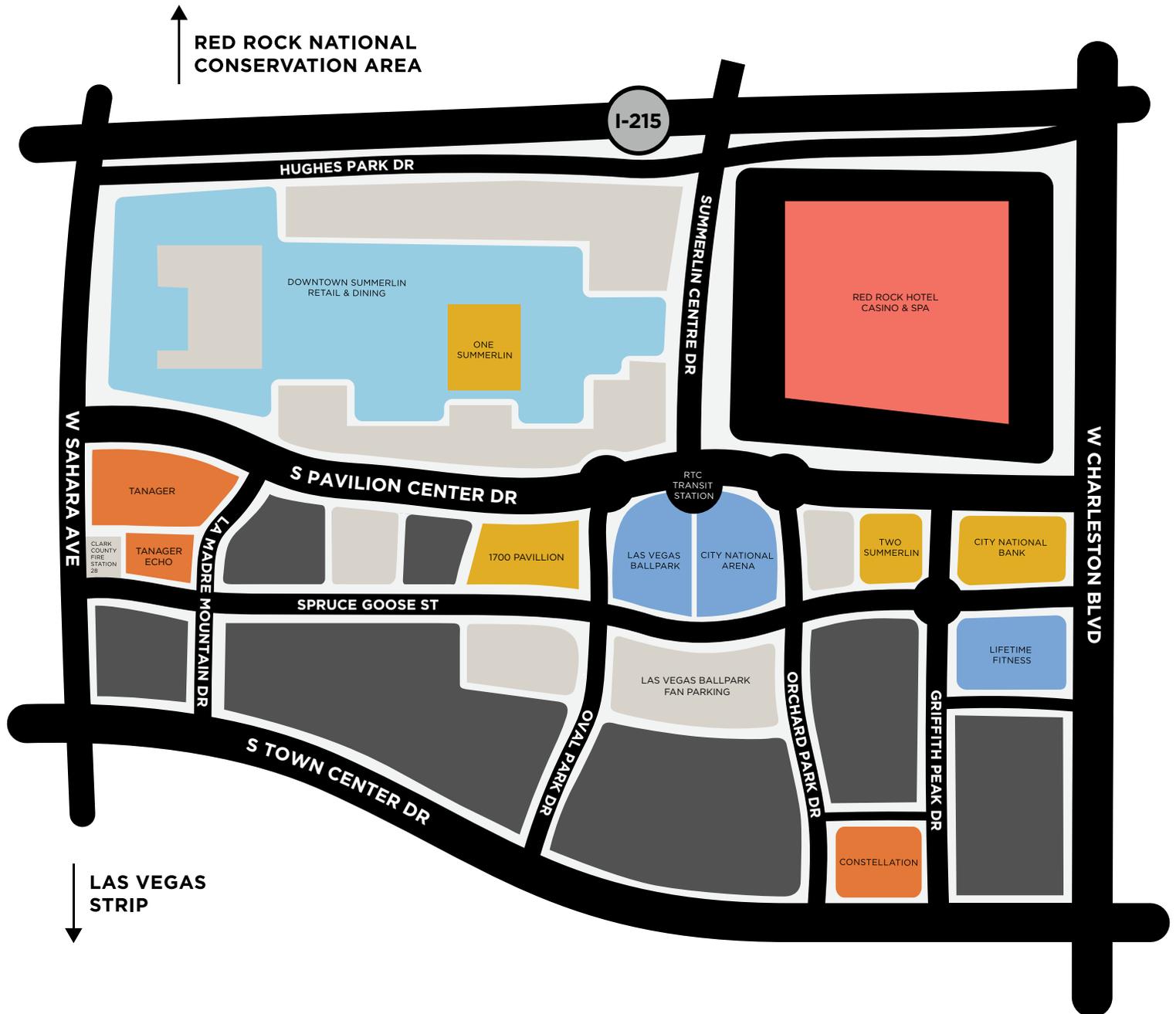
**Be.**

Fashionistas, foodies, sports fans, fitness junkies and funseekers all gather on the bustling city blocks of Downtown Summerlin®. Here, the lines between work and play are beautifully blurred. The Downtown Summerlin area is home to three Class-A towers, nearly 400 luxury rental residences, Red Rock Casino Resort & Spa, City National Arena—practice facility for the National Hockey League’s Vegas Golden Knights and Las Vegas Ballpark®—home to the Las Vegas Aviators which hosts more than 100 events annually.



**DOWNTOWN SUMMERLIN MAP**

# DOWNTOWN SUMMERLIN®



- Office
- Resort
- Residential
- Sports/Fitness
- Retail/Dining
- Parking
- Future Development

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# IT'S ALL HAPPENING Downtown.

Downtown Summerlin is a restaurant and entertainment destination. From a thriving dining scene to the latest luxury trends to everyday and lifestyle pieces for every occasion. With over 125 stores and 35 dining options, there's something for everyone.



SOME PLACES  
**Energize You.**

The Howard Hughes Corporation has expanded residential opportunities in the Downtown Summerlin area east of Pavilion Center Drive with the opening of two luxury leased residences, Constellation® and Tanager. This marks the beginning of residential living in an area that will include thousands of multi-family units, as well as additional office, retail and entertainment space.

**Tanager**

These richly detailed one- and two-bedroom luxury living spaces are nestled right into the heart of Downtown Summerlin, where shopping, dining, entertainment and home all come together in one amazing place. All centered around a playful dog park and top-of-the-line fitness center with a clubhouse featuring a resort-style pool.

**Tanager Echo**

A mix of studios, junior one-bedroom apartments, single- and two-bedroom apartments, along with a full suite of amenities comparable with a first-rate luxury resort.

**Constellation®**

Contemporary urban-chic architecture with luxury floor plans. A cutting-edge fitness center, resort-style pool with cabanas and outdoor BBQ area, spa with tanning services and on-call masseuse and aesthetician complete the center-of-the-city feel.





## A WHOLE NEW **Ballgame.**

Downtown Summerlin is delighted to be the home turf for our home teams:

City National Arena, the practice facility and home of our Vegas Golden Knights.

Las Vegas Ballpark® a 10,000-capacity, Triple-A baseball Stadium where you can root-root-root for the home team, the Las Vegas Aviators.



# WHERE YOU WORK IS THE **Ultimate Perk.**

Business. Class. This coupled with unparalleled views with unlimited potential, against the perfect boardroom backdrop — from Red Rock Canyon to The Strip. With decades of development under its belt, Summerlin has easily become the community of choice for many of those looking to live, work and play.

From Summerlin's inception, community developers have employed considerable innovative planning and design techniques to create signature features now synonymous with the community. Including diverse housing options for all employees with more than 100 new home floorplans currently selling.

Summerlin's ease of connectivity to the city in part to its location situated within two major freeway connectors and the overall valley ranking #4 for least traffic congestion and quality infrastructure by WalletHub.



1700 Pavilion



The Paseos

SOME PLACES  
INSPIRE YOU TO PLAY  
**Wide Open.**

Summerlin's community parks boast swimming pools, tot lots, baseball fields, basketball courts, ziplines, Frisbee golf and pickleball courts. The Summerlin Library & Performing Arts Center and the Nevada Ballet Theatre bring dance, drama, music, comedy and culture. Here, lifelong play isn't just encouraged. It's mandatory.



Fox Hill Park




SUMMERLIN PARK FEATURES

	TENNIS	BASEBALL / SOFTBALL	PARADET BALL	SOCCER	POOL	FOOTBALL	PA ANDERSON	HOCKEY RINK	STAYED	SWIMMING	PICKLEBALL	BEACH	AMBIENT	FRISBEE GOLF	WALKING	BIKEWAY	WHEELCHAIR	BMX / BIKING	OPEN	WATERBATOR	GAZEBOS	SHADE	WHEELCHAIR	WHEELCHAIR		
1 REVERENCE PARK																										
2 KESTREL CREEK ARROYO																										
3 THE HILLS PARK																										
4 THE TRAILS PASEO PARK																										
5 THE TRAILS PARK + POOL																										
6 THE PUEBLO PARK																										
7 TREE TOP PARK																										
8 THE ARBORS PASEO PARK																										
9 THE CROSSING PARK																										
10 OXFORD PARK																										
11 THE ARBORS TENNIS AND PLAY PARK																										
12 THE ARBORS SPORTS PARK																										
13 RIDGE PINE PARK																										
14 EXPLORER PARK																										
15 REDPOINT PASEO PARK																										
16 REDPOINT ARROYO PARK																										
17 FOX HILL PARK																										
18 NORTH TOWER PARK																										
19 THE PASEOS PARK																										
20 THE VISTAS PARK + POOL																										
21 STONEBRIDGE PARK																										
22 SOUTH TOWER PARK																										
23 COTTONWOOD CANYON PARK																										
24 VILLAGE GREEN PARK																										
25 SAGEMONT PARK																										
26 SUMMERLIN CENTRE COMMUNITY PARK																										
27 SPOTTED LEAF PARK																										
28 THE WILLOWS PARK + POOL																										
29 THE WILLOWS PASEO PARK																										
30 RIDGEBROOK PARK																										
31 THE GARDENS PARK																										
32 THE MESA PARK																										
33 OAK LEAF PARK																										
34 FAISS PARK + INDOOR AQUATIC CENTER																										



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# AMENITIES MAP



The Summit

## FULL Swing.

Ten of the finest golf courses in the Valley reside here, including one of the world's first Jack Nicklaus-designed Bear's Best golf courses, Nevada's only two Tournament Players Club (TPC) courses, and The Summit, the only Tom Fazio-designed course in Summerlin:

Arroyo Golf Club at Red Rock

Bear's Best Las Vegas

Eagle Crest Golf Course

Highland Falls Golf

Mountain Course at Red Rock—Private Course

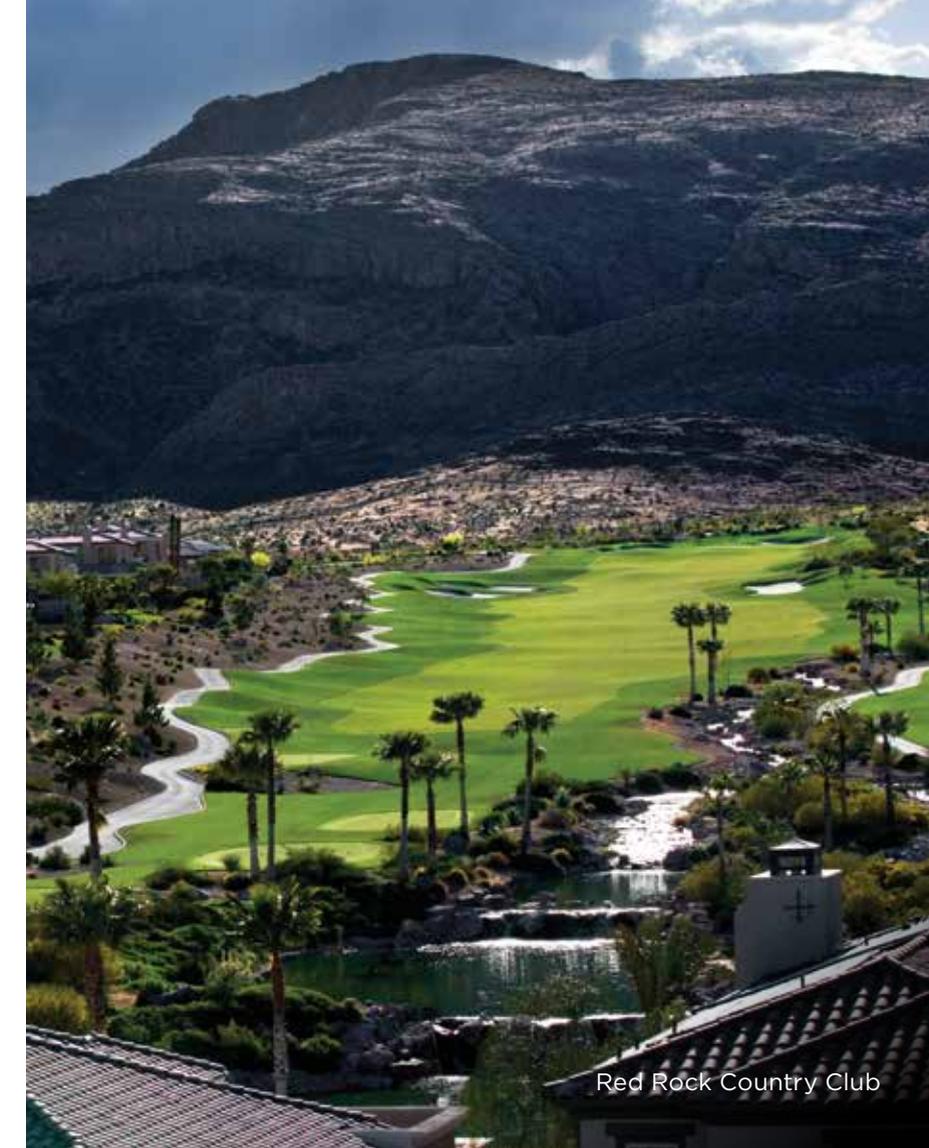
Palm Valley Golf Course

Siena Golf Course

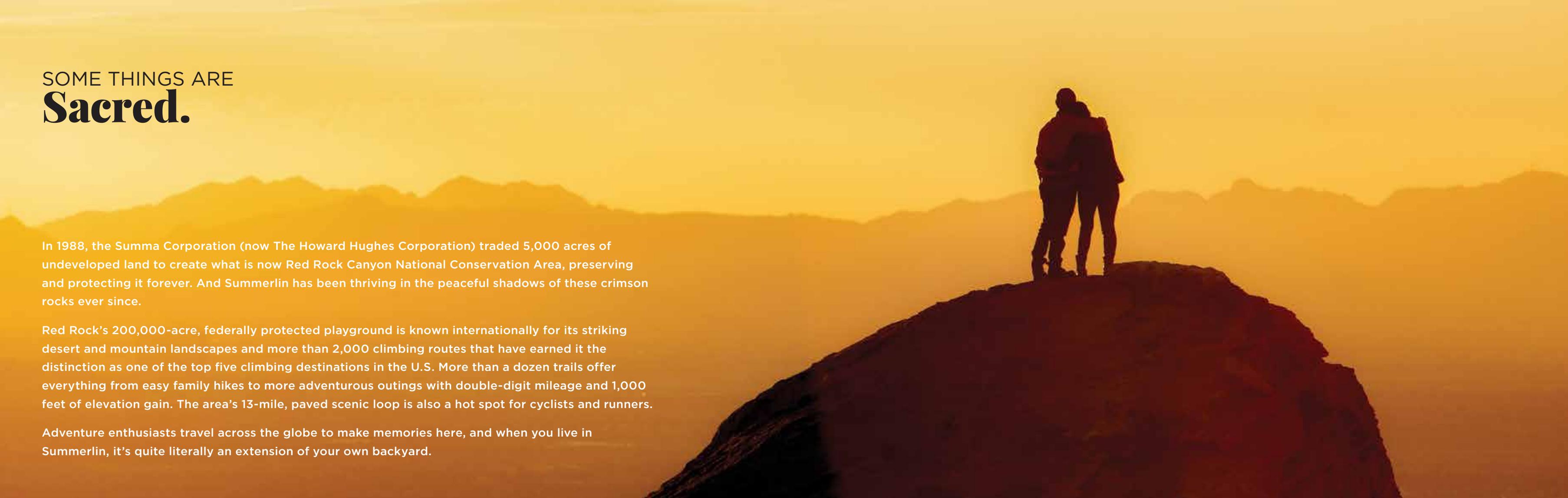
TPC Las Vegas

TPC Summerlin—Private Course

The Summit Club—Private Course



Red Rock Country Club



SOME THINGS ARE  
**Sacred.**

In 1988, the Summa Corporation (now The Howard Hughes Corporation) traded 5,000 acres of undeveloped land to create what is now Red Rock Canyon National Conservation Area, preserving and protecting it forever. And Summerlin has been thriving in the peaceful shadows of these crimson rocks ever since.

Red Rock's 200,000-acre, federally protected playground is known internationally for its striking desert and mountain landscapes and more than 2,000 climbing routes that have earned it the distinction as one of the top five climbing destinations in the U.S. More than a dozen trails offer everything from easy family hikes to more adventurous outings with double-digit mileage and 1,000 feet of elevation gain. The area's 13-mile, paved scenic loop is also a hot spot for cyclists and runners.

Adventure enthusiasts travel across the globe to make memories here, and when you live in Summerlin, it's quite literally an extension of your own backyard.

SOME DAYS JUST  
**Sparkle.**



In Summerlin, there's always plenty of fun:

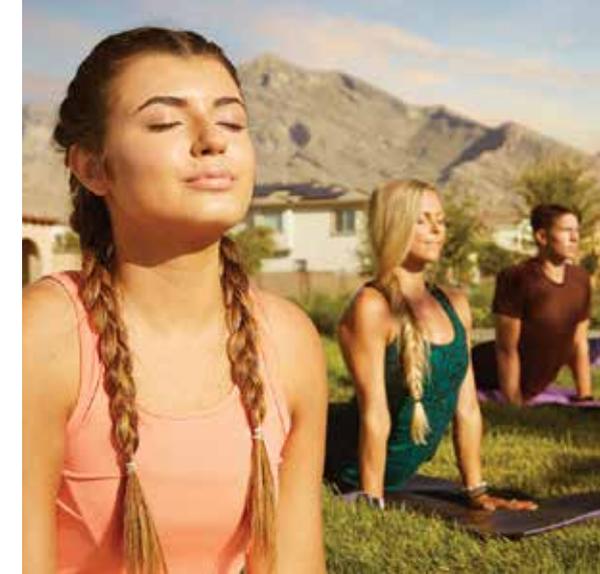
**RESIDENT-EXCLUSIVE EVENTS:**

- Egg Hunt
- Strawberry Festival
- Friday Nite Live
- Firecracker 5K
- Pumpkin Festival
- Hometown Holidays
- Polar Plunge

**PUBLIC COMMUNITY EVENTS:**

- Patriotic Parade
- Tour de Summerlin
- Festival of Arts

**AND HUNDREDS OF EVENTS  
AT DOWNTOWN SUMMERLIN**





## MOST **Educational Choice.**

More than two dozen of the Las Vegas valley's finest schools form the educational foundation of the community, including nationally recognized private schools, top-ranked public schools, as well as magnet and charter schools. Lifelong learning opportunities at several colleges and specialized higher learning facilities are also readily available. In Summerlin, academic accomplishments, athletic victories and cultural accolades abound.

For public school zoning information, visit [ccsd.net](http://ccsd.net) or call 702.799.5000.



SOMETIMES, A HOME  
**Chooses You.**

With more diverse, new-home options than anywhere else in Southern Nevada and more than 20 villages to choose from, Summerlin has something beautiful for everyone: single-family homes, innovative active adult communities, luxe townhomes and apartments, mid-rise luxury condominiums and exclusive custom neighborhoods.

America's premier builders reside here: KB Home, Lennar, Pulte Homes, Richmond American Homes, Shea Homes, Taylor Morrison, Toll Brothers, Tri Pointe Homes and Woodside Homes.

MEMORABLE MOMENTS

**Happen Here.**



### Villages

Since inception, Summerlin has developed neighborhoods within villages to create a stronger sense of intimacy through the 35 square miles of the community. Each village highlights a signature architectural style, design features and standards that distinctly benchmark Summerlin's lifestyle. Over time, the villages have taken on a more authentic blend of design criteria and sense of place that compliments the surrounding natural environment unique to the land.

**Your most memorable moments just might happen at one of our actively selling villages or districts:**

The Canyons

Downtown Summerlin

Kestrel

Kestrel Commons

The Mesa

Redpoint

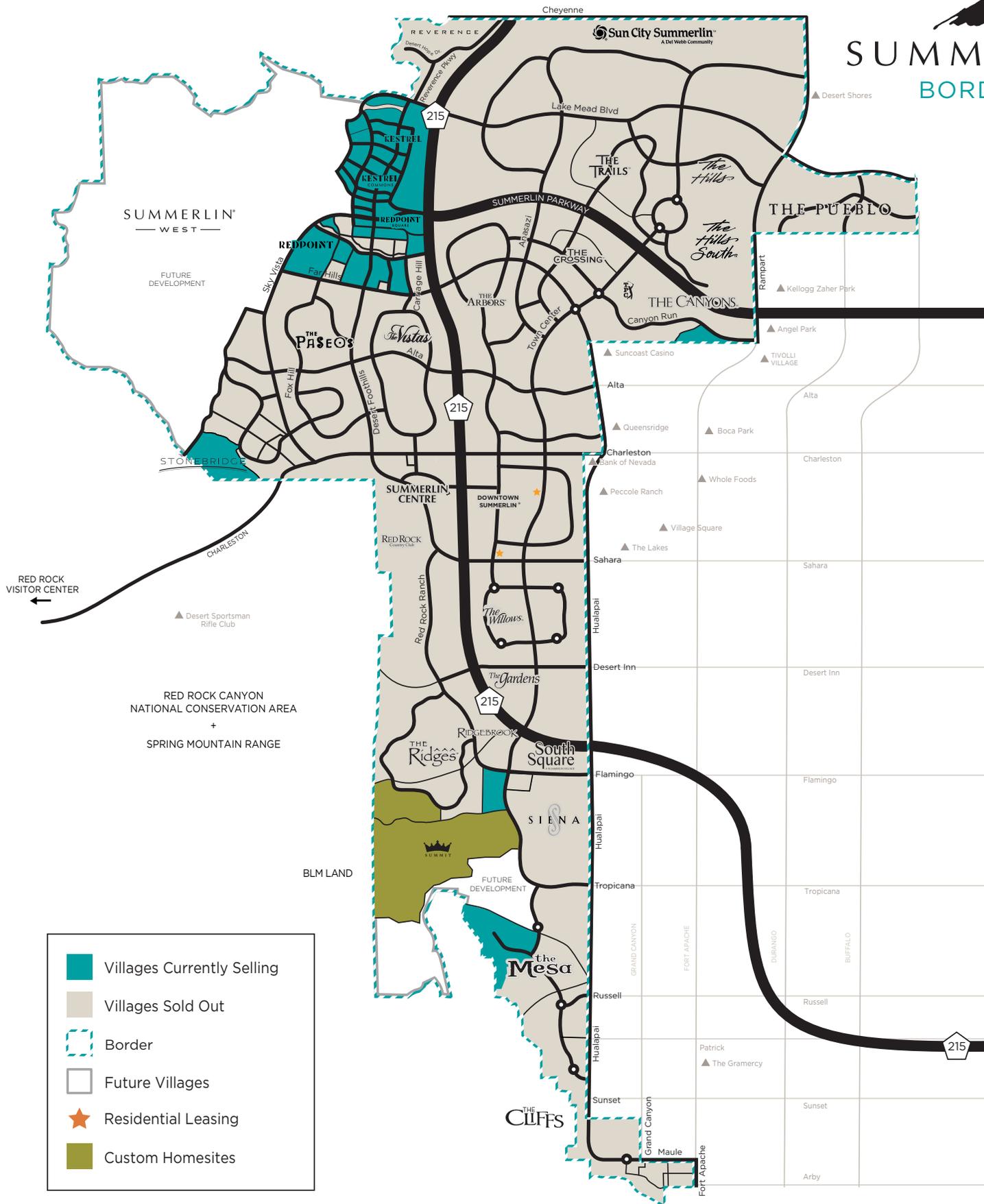
Redpoint Square

South Square

Stonebridge



**BORDER MAP**



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SOMEDAY STARTS  
**Here.**



### **Summerlin West**

With the development of Summerlin West, this is even more true today. The majority of Summerlin's developable land is west of the I-215, bordered by Charleston Boulevard to Lake Mead Boulevard.

The high desert framed is by the Red Rock Canyon National Conservation Area and La Madre Mountain Wilderness Area. Spanning the spectrum from vibrant urban living to big nature, traditional homes to spectacular estates at the edge of protected open space.



Reverence Park

SOMEPLACE TO  
**Age  
Beautifully.**

Summerlin's 120,000 residents span all generations. We're both refining and redefining active adult living with neighborhoods like Trilogy and Heritage plus more age-defined home choices still to come.





“The land that they have out there and the development they have out there with the views back into the valley is pretty unbelievable,” Kaval said. “So, I think that location was really spectacular and really an iconic location potentially for a ballpark. I think that was something that was a big takeaway.” —*LAS VEGAS REVIEW-JOURNAL, JULY 2021*

**DAVE KAVAL, OAKLAND ATHLETICS TEAM PRESIDENT**

“When I got transferred to Las Vegas, I was worried about traffic. But that’s the great thing about the city, and especially Summerlin, where everything is close. I have a short 5-7 minute drive to City National Arena from home. Having an extra 30 minutes in the morning to sleep is a bonus.” —*LAS VEGAS SUN, 2018*

**REILLY SMITH, VEGAS GOLDEN KNIGHTS RIGHT WING**

“Downtown Summerlin is a town center. Our cities are so spread out — Las Vegas, Phoenix, Los Angeles, so you don’t really have a community. A town center. That’s why I think it’s great to have the restaurant here and also events like the ice rink where the Knights play and train and also for the public. It’s amazing and creates a community.” —*INTERVIEW WITH FOLEY FAMILY WINES, 2018*

**WOLFGANG PUCK**

“Like everybody you think of The Strip, you think of all the nightlife and everything but there’s a lot more,” Marchessault said. “There’s actually a lot of people living here and the community where we live (Summerlin), it’s unbelievable. The people are nice and respectful. I’ve been in a few cities in my career and this is definitely one of the classiest places.” —*USA TODAY, 2018*

**JONATHAN MARCHESSAULT, VEGAS GOLDEN KNIGHTS CENTER**

“I was actually taken aback about how vibrant it (business and tech community) is here and it continues to grow. You need that, it takes a village and it’s good to know that we’re in great company because there are so many good companies. The other thing is just how robust the talent pool is. Hearing from the state treasurer about the amount of engineering talent that UNLV and other great institutions are producing is a really great thing.”

—*VEGAS TECH SUMMIT, LAS VEGAS REVIEW-JOURNAL, SEPT 2022*

**DAVID YEOM, CO-FOUNDER AND CEO OF EVITE**

“So, to be able to give my kids a better life and follow and pursue their dreams...We came here (Summerlin) to just kind of give ourselves a new look, a fresh start for the kids, and there’s a lot of opportunity here. I’m really excited about the future.” —*CNN, 2022*

**MARK WAHLBERG**

In order to recruit employees, it’s actually quite easy. Employees come here and visit and realize there’s so much more than The Strip and it’s a great place to live with families. We’ve had a lot of success bringing in more diversity with the economy and technology jobs. Once our employees get here, they love being here and being part of the community and what the Las Vegas area has to offer.”

—*SUMMERLIN TESTIMONIAL, 2021*

**PAT RAMSEY, BOARD OF DIRECTOR ARISTOCRAT TECHNOLOGIES**

“The Howard Hughes Corporation has made a destination like no other in the country. With its grand opening this month, all roads in Nevada lead to Downtown Summerlin.”

—*DOWNTOWN SUMMERLIN GRAND OPENING, 2014*

**BRIAN SANDOVAL, (FORMER) GOVERNOR OF NEVADA**



# FINDERS, Keepers.

Finders of the perfect home.  
Keepers of everyday moments.

With custom search options and  
easy village tours, you're sure  
to find something beautiful at  
Summerlin.com.



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