

Community Features and Information



- Located in Summerlin®, Toll Brothers' first Active Adult Community in Las Vegas offers resort-style amenities in a gated neighborhood designed for a low-maintenance lifestyle with the quality and prestige associated with the Toll Brothers brand.
- With three collections and nine home designs ranging from 1665 sq. ft. to 2,659 sq. ft.
- Monthly association fees: \$48 Summerlin Master Plan + \$250 Regency at Summerlin = \$298/month.
- Estimated average SID assessment: \$15,923; paid in biannual installments of \$796.
- Pre-qualification through our preferred lender TBI is required.
- Earnest money deposit is 5% (CONV and CASH) of the base price
Additional deposits:
 - A) Lot Premium – 20% upon execution of Purchase Agreement, by personal check.
 - B) Toll Brothers at Regency at Summerlin book options and flooring upgrades up to 25% of the base sales price – 20% upon selection, by personal check.
 - C) Any option purchased over 25% of the base sales price requires 100% deposit, by personal check.

Toll Brothers®

6739 Regency Ridge Ct, Las Vegas NV 89148 | 702-759-0322 | RegencyAtSummerlin.com | Open daily 10am - 6pm, Mondays 12pm – 6pm

Toll Brothers, Inc. reserves the right to change the above without notice. Prices subject to change. Actual square footage may vary.



YOUR SALES TEAM

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Sales Office:
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(702) 759-0322

Sales Hours:
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HIGHLIGHTS

- Guard gated community of luxurious single-story homes located at The Cliffs in the Summerlin® master plan
- Nine unique single-story homes from three distinct collections
- Choose from many personalized options including casitas and dual master suite options.
- Excellent Community amenities including a 22,000 sq ft Club House
- Close to shopping and major roadways

The Delamar

2 bedrooms | 2 full baths | 2-car garage | 1665 square feet

- Open floor plan is great for hosting events of any variety
- Easily enjoy outdoor living from the expansive rear covered patio
- Appealing den accommodates a number of needs

Exterior

Desert Prairie
Desert Contemporary
High Plains

Price

\$489,995
\$499,995
\$504,995

The Gilmore

2 bedrooms | 2 full baths | 2-car garage | 1682 square feet

- Spacious great room is open to the kitchen and dining room
- Sizeable covered patio can be accessed through elaborate sliding doors from the main living area
- Desirable den offers a secluded space ideal for home management



Exterior

Desert Prairie
Desert Contemporary
High Plains

Price

\$494,995
\$504,995
\$509,995

The Stony Ridge

2 bedrooms | 2 full baths | 2-car garage | 1793 square feet

- Dramatic curved entry foyer welcomes guests
- Open floor plan features a covered patio through a wall of sliding glass doors
- Generous master bedroom offers a king-sized walk-in closet



Exterior

Desert Prairie
Desert Contemporary
High Plains

Price

\$509,995
\$519,995
\$524,995

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each room, and subject to field variations. Dimensions should not be used to calculate room square footage. This is not an offer where prohibited by law. TOL-47084-47084 7/15





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The Bristol Bay

2 bedrooms | 2 full baths 1 half bath | 2-car garage | 2003 square feet

- Stylish kitchen features unique center island and walk-in pantry
- Spacious master bedroom huge walk-in closet, luxurious shower, and dual-sink vanity
- Secluded den is ideal for home office

Exterior

Desert Prairie
Desert Contemporary
High Plains

Price

\$588,995
\$598,995
\$603,995

The Clay Hill

2 bedrooms | 2 full baths | 2-car garage | 2030 square feet

- Secluded office is located away from the main house making perfect for home office use
- Open floor plan makes for easy entertaining guest and family
- Expansive sliding door systems unify the indoor and outdoor spaces



Exterior

Desert Prairie
Desert Contemporary
High Plains

Price

\$598,995
\$613,995
\$619,995

The Sundance

2 bedrooms | 2 full baths 1 half bath | 2-car garage | 2225 square feet

- Covered entry adds curb appeal
- Desirable den includes eye-catching tray ceiling
- Secondary bedroom includes private bath

Exterior

Desert Prairie
Desert Contemporary
High Plains

Price

\$622,995
\$637,995
\$643,995

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The Marble Bluff: (Not Modeled)

2 bedrooms | 2 full baths 1 half bath | 2-car garage | 2235 square feet

- Well-designed kitchen maximizes counter and cabinet space
- Spacious master bedroom is complete with a spa-like master bath and enormous closet
- Convenient pocket office and appealing den are ideal for home management



Exterior	Price
Desert Prairie	\$621,995
Desert Contemporary	\$631,995
High Plains	\$636,995

The Marlette: (Not Modeled)

2 bedrooms | 2 full baths 1 half bath | 3-car tandem garage | 2285 square feet

- Desirable den with double-door entry
- Expansive sliding door system leads to sizable rear covered patio
- Generous secondary bedroom complete with full bath and walk-in closet

Exterior	Price
Desert Prairie	\$631,995
Desert Contemporary	\$641,995
High Plains	\$648,995

The Wakefield: (Not Modeled)

2 bedrooms | 2 full baths 1 half bath | 2-car garage | 2428 square feet

- Open floor plan is ideal for entertaining
- Expansive multi-panel sliding doors unify the indoor and outdoor spaces
- Secluded den is located away from the main house



Exterior	Price
Desert Prairie	\$654,995
Desert Contemporary	\$664,995
High Plains	\$674,995

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