



## ACTIVELY SELLING AGE QUALIFIED NEIGHBORHOODS

### HERITAGE

- Developed by Lennar
- Gated community for 55-up in village of Stonebridge
- Nearly 420 single-family homes in three collections and nine floorplans
- 8,000 squarefoot clubhouse with pool, spa, fitness center, Bocce and Pickle ball courts, firepit, picnic area
- RV garages offered at select homesites
- Opened August 2021

### TRILOGY

- Developed by Shea Homes
- Guard-gated resort-like community featuring 354 attached residences on 54 elevated acres
- Located in the South Square village at Town Center Drive and Flamingo Drive
- Neighborhood amenities include
- Amenities include a clubhouse, with indoor/outdoor culinary kitchen, indoor/outdoor second-floor sports and media deck, resort-style pool, fully equipped fitness center and movement studio, dog park, Zen garden, pickleball and bocce courts, an events and meeting space, and more
- Opened late 2017



## COMPLETED AGE QUALIFIED NEIGHBORHOODS

Siena and Sun City Summerlin are two established active adult neighborhoods with single family detached houses, clubhouses and amenities. These neighborhoods no longer provide tours or have information centers. We encourage you to contract with a Realtor so they can provide you information on resale homes and amenities within these neighborhoods.

### SIENA

- Developed and managed by Sunrise Colony Company (not a part of Summerlin Master Association)
- 663-acre guard-gated village for adults ages 50 and up
- 2,001 luxury single-story homes and villas
- Siena Golf Club
- 15,000-square-foot Golf Clubhouse with exterior dining patio overlooking Lake Siena, the driving range and 18th green of the golf course
- 38,000-square-foot Village Community Center
- 15,900-square-foot Health & Fitness Center with a wellness center including an indoor lap pool. Outdoor amenities include a resort-style swimming pool and bocce ball
- Lake Siena, a quarter-mile man-made water feature with cascading waterfalls
- Development commenced in 1998 by Sunrise Colony Company after it purchased the property from The Howard Hughes Corporation
- SOLD OUT

### SUN CITY

- Developed and managed by Del Webb Corporation (not a part of Summerlin Master Association)
- 2,530-acre village for adults ages 55 and up
- 7,779 homes

- Three 18-hole, semi-private golf courses
- Desert Vista Social Center
- Mountain Shadows Social Center
- Pinnacle Social Center
- Sun Shadows Community Center
- Three retail and office centers: Plaza North, Plaza South and Rampart Plaza
- Smith's Shopping Center
- Mountain View Presbyterian Church
- St. Andrew Lutheran Church
- Sun City Community Church
- Development completed by Del Webb Communities, Inc. in 1998 after it purchased the property from The Howard Hughes Corporation
- SOLD OUT

### REGENCY

- Developed by Toll Brothers
- Staff-gated neighborhood for adults 55 and up in The Cliffs village
- More than 450 single-family homes
- Neighborhood amenity center will include indoor and outdoor pools, tennis courts, pickle ball courts, a clubhouse and social programming that includes classes, events and gatherings
- SOLD OUT



## SENIOR LIVING RESIDENCES

### ATRIA SEVILLE

- 6.1-acre retirement center
- 125 studio, one- and two-bedroom independent living or assisted living apartments
- Residence features include kitchenettes, individually-controlled heating and air conditioning, 24-hour emergency call system and walk-in closets (some plans)
- Resident services include dining, cultural, social, educational and recreational activities; wellness program; housekeeping and laundry, transportation, and concierge
- Amenities include, 24-hour snack and beverage lounge, private dining rooms, computer center, fitness room, library, wellness center, billiard room, activities room, beauty salon and barber shop, guest suites, 24-hour security and covered parking
- Developed by American Retirement Villas and managed by Atria Senior Living Group
- Opened in 1999
- Located in The Pueblo village

For information:

2000 N. Rampart  
Las Vegas, Nevada 89128  
702.804.6800  
[www.atriaseniorliving.com](http://www.atriaseniorliving.com)

### CAREFREE SENIOR LIVING AT THE WILLOWS

- 11-acre active adult apartment home community
- 300 apartment homes ranging in size from 714 to 1,253 square feet
- Amenities include a 7,000-square-foot clubhouse featuring offices, a library with computer and internet access, entertainment center, billiards room, fitness center, community kitchen, an open area for health and wellness programs, and an on-site beauty and barber salon. Outdoor amenities include a pool and spa area, outdoor barbecue facilities, putting green and bocce ball court
- Developed and managed by The Templeton Development Corporation
- Opened in 2007
- Located in The Willows village

For information:

3250 S. Town Center Dr.  
Las Vegas, NV 89135  
702.233.0648  
[www.carefreeseniors-nv.com](http://www.carefreeseniors-nv.com)



## DESTINATIONS AT PUEBLO

- 10.3-acre gated apartment home community
- 242 one- and two-bedroom independent living apartments
- Residence features include washer and dryer hookups in each unit, electric kitchens, individually-controlled heating and air conditioning and 24-hour emergency assistance
- Resident services include cultural, social, educational and recreational activities; transportation, banking, and concierge
- Amenities include a library and computer center, luxury clubhouse, fitness center, pool and spa, billiards room, barbeque area, laundry room and covered parking
- Developed by Templeton Development Corporation, managed by Compass Rock Real Estate
- Opened in 2000
- Located in The Pueblo village

For information:

8600 Scholar Lane  
 Las Vegas, Nevada 89128  
 702.838.0029  
[www.destinationslivingatpueblo.com](http://www.destinationslivingatpueblo.com)

## THE HEIGHTS OF SUMMERLIN

- A rehabilitation and healthcare center
- 90,362-square-foot rehabilitation center with 91 private rooms, 50 semi-private rooms
- 24-hour licensed nursing for long-term care
- Sub-acute unit with 26 private rooms for patients requiring short-term medical and/or rehabilitation services
- Amenities include onsite beauty salon, barber shop, library, courtyards, select menu dining, physical and occupational therapy gyms
- Located in The Arbors village

For information:

10550 Park Run Drive  
 Las Vegas, NV 89144  
 702.515.6200  
[www.theheightslv.com](http://www.theheightslv.com)



## LAS VENTANAS AT SUMMERLIN

- Nevada's only not-for-profit continuing care community, offering access to residential living, assisted living and skilled nursing, all under one roof and at a predictable cost through the unique Life Care program offered
- Includes The Ronald Reagan Memory Support Suites, dedicated to supporting those affected by Alzheimer's disease and other forms of dementia
- 198 one and two-bedroom independent living apartment homes, 60 assisted living suites, and 58 skilled nursing rooms in one facility on 17 acres
- Home features include a washer and dryer in each unit, individually-controlled heating and air conditioning, 24-hour emergency call system, walk-in closets, additional storage areas and internet access capabilities
- Amenities include the LaPaloma restaurant with specialized entrees and a la cart selections, community events and activities, fitness center with a certified instructor, weekly housekeeping, free maintenance, free transportation and an on-site beauty and barber salon
- Developed and managed by ABHOW
- Located in Summerlin Centre

For information:

10401 W. Charleston Blvd.  
Las Vegas, NV 89135  
888.438.8055 toll-free 702.577.3995  
[www.lasventanaslv.com](http://www.lasventanaslv.com)

## ROYAL SPRINGS HEALTHCARE AND REHAB

- 4.2-acre full-service skilled nursing home facility
- 15 private rooms, 36 split rooms, 174 semi-private rooms
- Residence features include 24-hour care from licensed professional nurses and certified caregivers
- Resident services include dining, cultural, social, educational and recreational activities, life care benefits, wellness program, housekeeping and laundry, transportation, concierge, and banking and business services
- Amenities include dining, private dining rooms, computer room, complete physical therapy department and fitness club, library, card room, activity area, beauty salon and barber shop, bank and postal center, 24-hour security and pet therapy
- Owned and operated by JPH Consulting, Inc.
- Opened in 1999
- Located in Sun City

For information:

8501 Del Webb Boulevard  
Las Vegas, Nevada 89134  
702.804.3000