



Edlund Skupa  
**Buyer's Guide**



## Brooke and Heather know Vegas.

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### **Your Journey, Your Partners.**

Brooke Edlund and Heather Skupa are ushering in a new generation of luxury to the Las Vegas real estate market. With a keen understanding of what true luxury is - meaningful moments and the spaces in which they exist - this collaborative team seeks properties that perfectly pair their clients' desire for approachable living with understated beauty.

Brooke and Heather bring decades of real estate, interior design, marketing and investment experience with them. Their adaptable, customer-focused approach mirrors a new evolution of down-to-earth luxury, emphasizing purposeful connections and thoughtful lifestyle.

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# Brooke Edlund

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**Broker Salesperson** | LIC# BS.146106

M 206.579.9277

O 702.616.1910

Brooke.Edlund@elliman.com

With over 20 years of experience in professional marketing and commercial real estate, Brooke Edlund seamlessly transitioned into the Las Vegas luxury real estate market. A native of Phoenix, Arizona with a stop in Seattle, Washington Brooke moved to Las Vegas in 2011 and immediately fell in love and put down roots. She's a Las Vegas advocate and enjoys nothing more than sharing it with other people moving to town. Brooke is a skilled negotiator with a warm, sunny demeanor that makes buying or selling a pleasure from start to finish.

Brooke is married to a real estate investor and has two teenage daughters in competitive volleyball, so when she's not showing houses, you can find her tending to one of her personal real estate investments or sitting in a volleyball gym somewhere in Southern California. In her free time, she enjoys snow skiing, golf, tennis and travel, but more than anything, loves spending time with family, friends and a nice bottle of red.



# Heather Skupa

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**Broker Salesperson** | LIC# S.72881

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Heather knows the Las Vegas luxury market. Born and raised in the valley with almost two decades of real estate experience, Heather's reputation as the "go-to" agent has been earned over time. Her extensive knowledge of the city and its market trends, coupled with her passion and experience in interior design, marketing, and investing, are valuable assets to her real estate clients. Whether looking to build, renovate or invest, her warm, relational approach has earned the trust with local builders, brokers and clients alike. Heather's responsive communication, attention to detail, and understanding her client's needs sets her apart in the industry. She aims to match clients with homes perfectly suited to their lives.

When Heather is not showing houses, knee deep in a renovation, or meeting with clients, she can be found cheering on her kids at flag football and baseball fields around the valley and in Southern Utah. She takes great pride in being a native Las Vegan and enjoys supporting her community through organizations such as the UNLV Foundation, Opportunity Village and the American Heart Association.





**The Next  
Move Is  
Yours.**



## About Douglas Elliman

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### **Leading the way since 1911.**

At Douglas Elliman, we are passionate about delivering exceptional client experiences through unmatched reach and outsized influence in the world's biggest markets.

Douglas Elliman Real Estate is backed by over a century's worth of insights and expertise. Above all, we are passionate about delivering unparalleled experiences. From sales, rentals and new development to mortgages and title insurance, our agents are relentless advocates for our clients. Our team is the top in the industry—they have access to the best and most reliable information and education, allowing them to expertly advise at every stage.

### **Our alliance with Knight Frank opens a world of opportunities.**

Our exclusive partnership with Knight Frank makes us the largest interactive and connected network of prime and super prime residential agents and properties around the world, with the stature and presence that attracts global ultra-high-net-worth buyers.

With over 20,000 agents worldwide, more than 1.5 Million clients in our database, and 487 offices in 53 countries, Knight Frank's International Residential Property team has the insight and expertise to tailor its bespoke service for any overseas property transaction.

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# Edlund Skupa **Services**

## **Buy**

Purchasing a home is an exhilarating, yet daunting process. Brooke and Heather will help you craft a strategic plan that fits seamlessly with your needs while alleviating stress. You can focus on the pleasant part of your home search while they navigate the process of sourcing relevant properties and lending options, to negotiations, escrow and the final closing.

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## **Sell**

Selling your home can feel like an overwhelming task. Through collaboration and extensive experience, Brooke and Heather excel at delivering you the highest price and best terms on one of your most important assets. They listen to their clients goals, advise on how to best meet them and suggest ways to create additional value. Brooke and Heather work as a team with their clients and deliver results.

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## **Invest**

Las Vegas has become one of the hottest real estate investment markets in the country for good reason. For starters, Nevada is known as one of the most tax friendly states in the country which has led to Las Vegas becoming one of the fastest growing cities in the nation. Combine that with great weather, world class dining and entertainment, lower cost of living, an exploding professional sports scene, and it's no wonder people want to move here. Whether you are looking for a long-term hold or short-term flip, we have the experience and relationships to guide you through identifying the best opportunities, renovating the property and putting professional property management in place.

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## **Build**

Building a home is the ultimate dream for some, but also the ultimate undertaking. From lot selection, to hiring architects and contractors, to making sure you stay on time and budget, pursuing this dream can be a challenge for even a team of people. We know the best neighborhoods, the most respected contractors, the top designers and we would love to make those introductions for you!







## The **Extras**

### **Design Services**

“Renovating” is a scary word for many, but it’s the fuel that gets Brooke and Heather’s creative juices flowing! They see potential in properties and love bringing that vision to life, whether it’s a full-blown renovation of a dream home, or subtle changes to make your home function better. Hiring an agent with a design background, capable of identifying value add opportunities to best prepare your home for sale, is essential. Brooke and Heather have that eye through their own investment experience, so if design isn’t your thing, they’re here to help!

### **Community Connections**

Brooke and Heather love living in Las Vegas and want everyone to love it as much as they do. They can’t wait to show you all their favorite spots in Henderson, Summerlin, the Strip and beyond. Whether it’s a night out on the town, a family afternoon at a park, happy hour, brunch, the best hikes around, local boutiques, our favorite golf courses...or even snow skiing (yes - we have a local mountain just 45 minutes away!) ... We’re here to give you the inside scoop on ALL...THE...THINGS!

### **Marketing + Customer Service**

Brooke and Heather both have backgrounds in professional marketing. Their critical eyes, creative minds and high standards, ensure their listings are always the most attractive on market. They understand the importance of high-quality photos, the power of social media and the value of top-notch customer service. They treat people the way they want to be treated, which starts with their own clients and extends to the other agent and his/her clients. Brooke and Heather are true professionals and have a reputation of getting deals done with integrity and class.



# Testimonials

“Absolutely great experience working with Brooke and Heather. They are delightful, diligent, professional and always quick to respond to any questions. I would highly recommend them to anyone!”

- Irit L.

“These women went ABOVE AND BEYOND to make our dreams come true! Between selling and buying our homes, Brooke and Heather were constantly by our side. They listen, communicate, and advocated for us.”

- Karen + Raffi F.

“Heather and Brooke are AMAZING! From beginning to end selling my home was an easy and comfortable experience. They met and exceeded all my needs. Thank you for making my experience a breeze!”

- Jessica W.

“Brooke and Heather were very easy to work with. Very knowledgeable, had my interests in mind and they always answer their phone! This was my first home investment purchase in the Henderson area and I plan on working with them on future real estate transactions.”

- David H.

“They represented me as both a buyer and seller and their professionalism and knowledge went far beyond my expectations. As a buyer she helped with design and was able to paint a clear picture of what could be done with the property. As a seller, I watched her market my property in every way imaginable. I recommend Heather and Brooke, without reservation!”

- Alek O.

“Smart, savvy and very knowledgeable in all aspects of real estate. We are very happy and lucky to have worked with them in selling our Anthem home! HIGHLY recommend!”

- Lawson Family

“Heather is a pro through and through. She has been our agent for 2 deals, and I’ve recommended her to friends and family. She takes her time with you and always has your best interests at heart. We walked through so many homes with Heather until we found the right ones. She was always patient with us and always pointed out things we should know. Every deal has its issues and Heather has the experience to keep you protected and get you through the process in the best way possible. I will hire Heather in the future and always recommend her to others!”

- Tammy S.



# In The News

Vegas Magazine  
Top Luxury Real Estate Leaders  
March 2023

“Heather Skupa and Brooke Edlund’s partnership at Douglas Elliman extends beyond real estate. They’re also longtime friends and working moms with decades of industry experience that spans interior design, marketing and investment expertise. “We’ve always felt strongly about investing in real estate,” says Edlund. “Buying homes in key locations and adding value through renovations is not only a fun and creative process, but it’s also an avenue to building personal wealth. We walk into homes and see potential where others might not. We’ve used that advantage not only for ourselves, but also for our clients.”



MODERN LUXURY SPOTLIGHT

## HEATHER SKUPA

SALESPERSON  
S# 0072881

## BROOKE EDLUND

BROKER SALESPERSON  
BS# 0146106

DOUGLAS ELLIMAN

Heather Skupa and Brooke Edlund’s partnership at Douglas Elliman extends beyond real estate. They’re also longtime friends and working moms with decades of industry experience that spans interior design, marketing and investment expertise. “We’ve always felt strongly about investing in real estate,” says Edlund. “Buying homes in key locations and adding value through renovations is not only a fun and creative process, but it’s also an avenue to building personal wealth. We walk into homes and see potential where others might not. We’ve used that advantage not only for ourselves, but also for our clients.”

As experts in “next generation” luxury living, they serve buyers and sellers in every life phase throughout the Las Vegas Valley from neighborhoods in Henderson like MacDonald Highlands and Ascaya to all over Summerlin and beyond. “The stages of life all share a singular focus of being together,” says Skupa. “Time is the true luxury and we understand this goal and how it’s lived out in each phase of life. We’re experts in finding the right property for everyone.”

They recently broke a sales record in Ascaya with a luxury flip that garnered the highest price per square foot in the history of the community. “We talked through our renovations vision with our client and the outcome was incredible,” says Edlund. “We brought to the market a fresh take on luxury renovations and staging with a warm, modern and organic design.” Skupa adds, “Real estate is about people. When you conduct your business with honesty, integrity, and authenticity, success and opportunities follow.”

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PHOTOGRAPHY BY RAY ALAMO



# In The News

Las Vegas Review Journal  
November 2022

“After the five-month renovation was completed, the estate was listed for \$5.895 million through Heather Skupa and Brooke Edlund of Corcoran Global Living. Within 48 days, the property was sold and is scheduled to close on Dec. 5.

Skupa and Edlund specialize in working with real estate investors who “fix and flip” luxury properties. The property is one of their latest projects.

“Boulderback is a special property,” Skupa said. “The floor plan is functional, with four bedrooms and flex rooms that can be customized to the buyer’s interests and needs.”



Heather Skupa and Brooke Edlund

to ensure it could support the chandelier. “The dining room light was a big project,” Kramarczuk said. “There was a ton of research that went into the design, installation and look we wanted to achieve with this custom

See ASCAYA 2G



This remodeled Ascaya home just sold for \$5.895 million. One of the centerpieces of the home is the custom Bocci chandelier that hangs over the formal dining room table. The fixture, which retails for over \$70,000, weighs 400 pounds.

## Luxury ‘fix and flip’ house sells for \$5.895M

\$70K Bocci chandelier main feature

By Valerie Putnam  
Real Estate Millions

Walls do talk. A dramatic Neolith wall, located in the great room of 1 Boulderback Drive, communicates from the moment of entry.

“It transformed the entire feeling of the home,” said principal and owner of SK Design Shelly Kramarczuk. “I am in love with the Neolith product line. It’s so rich in its look and appeal.”

Kramarczuk created the eye-catching focal as part of the home’s renovation earlier this year. She took the voluminous flat great room wall down to the studs and redesigned it with architectural bump-outs to create visual interest. It was reframed and rebuilt using 16 jumbo format imported Neolith Sintered Stone in polished Calcutta slabs.

In addition to the Neolith stone, the wall features a sleek 98-inch television with an integrated sound system and a 100-inch Dimplex fireplace.

According to Kramarczuk, the unique television is one of the newest models in the residential marketplace.

The Neolith wall inspired Kramarczuk’s overall design vision for the home.

“I immediately saw it in my mind when I first entered the home,” Kramarczuk said. “I had a vision of re-slabbing it to transform the feeling of the home, so that is where I started.”

Another source for her design inspiration came from the custom Bocci chandelier. Bocci is a boutique



Principal and owner of SK Design Shelly Kramarczuk transformed the single-story 4,832 square-foot property from an industrial-modern design into a timeless, organic-modern aesthetic.

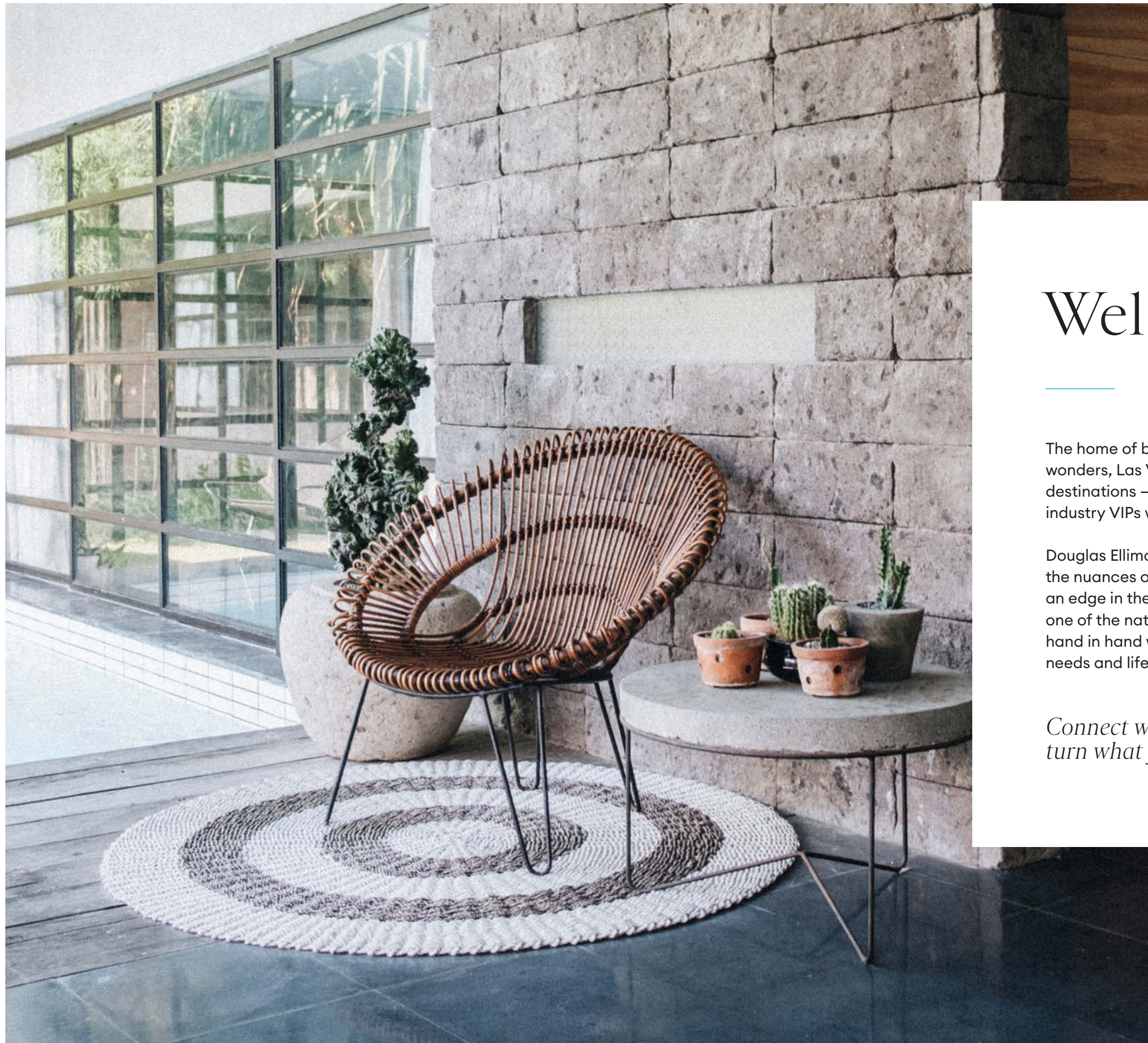
### About the home

- Price: \$5.895 million, sold
- Location: 1 Boulderback Drive in the private guard-gated community of Ascaya, Henderson.
- Size: 4,832 square feet, four bedrooms including a primary suite, four-and-a-half baths including two primary baths; attached temperature-controlled three-car garage with epoxy floor and storage. The home is located on a corner lot, sited on 0.56 acres.
- Features: Fully renovated organic-modern designed single-story estate; unobstructed views of the Strip and surrounding landscape; and porcelain tile flooring throughout. Great room features Neolith wall with 100-foot Dimplex electric fireplace and 98-inch television with an integrated sound system. The home also has 30-foot ceilings; and floor-to-ceiling automated glass pocket doors. Dining space features custom Bocci chandelier and art wall. The gourmet kitchen features custom cabinetry, dual waterfall islands with quartz countertops and Dacor stainless steel appliances. The home has flex rooms, executive office, gallery art walls, level 5 drywall, upgraded dimmable recessed lighting throughout and custom window coverings. The exterior features covered patio with conversation areas and fireplace, deck-level pool, spa, outdoor kitchen and barbecue area. The exterior front courtyard has a fireplace. The home has desert landscaping and is wired for smart home automation.
- HOA: \$688/month
- Listing: Heather Skupa and Brooke Edlund, Corcoran Global Living.

lighting company out of Vancouver, Canada. The chandelier is designed to hang over the formal dining table, and Kramarczuk worked closely with Bocci’s design team to achieve

her vision. The fixture, which retails for over \$70,000, weighs 400 pounds. Before installing, Kramarczuk researched the structural aspects of the ceiling





# Welcome

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The home of bold dreams, bright lights, and breathtaking wonders, Las Vegas is one of real estate's most sought-after destinations – luring in everyone from high rollers to sports industry VIPs with its aspirational appeal and lively charm.

Douglas Elliman has crafted this guide to help you navigate the nuances of the Las Vegas real estate process and gain an edge in the market. Backed by our reach and expertise as one of the nation's leading brokerages, our agents will work hand in hand with you to find a home that fits your budget, needs and lifestyle.

*Connect with Brooke and Heather today to turn what you love into where you live.*



# Finding & Buying **Your Home**

## 1

### Outlining your objectives

- What is your motivation to buy?
- What price range are you considering?
- What is your timeline to move?
- What are your ideal features and “non-negotiables”?
- What are you looking for in a neighborhood?

### Planning and preparation

- Discuss objectives and process
- Select a lender and begin loan approval process
- Obtain a loan approval letter
- Sign exclusive buyer-broker agreement
- Research neighborhoods of interest

### Understanding the market

- Analysis of active, pending and sold transactions
- Review contracts and timelines
- Personal timing and seasonal considerations
- Market forces: supply v. demand, macro v. micro

## 2

### Finding your home

- Browse and review online listings
- Review how online websites work
- Notification of new and off-market properties
- Attend Open Houses and Private Showings
- Select your ideal location and home

### Offers and negotiation strategies

- Learn about the Purchase Agreement
- Discuss multiple offer strategies (as needed)
- Offer presentation and highlighting buyer strengths
- Negotiate to optimize price and terms
- Acceptance of offer/counter offers

## 3

### Escrow process

- Notify escrow of acceptance and send fully executed agreement
- Wire initial deposit to escrow per terms of agreement
- Notify lender to begin loan process and order appraisal
- Sign and return opening package of escrow instructions
- Contact insurance agent regarding homeowner coverage
- Provide escrow with vesting (title information)

### Inspections and disclosures

- Schedule all desired home inspections
- Review and approve preliminary title report
- Review all disclosures and reports
- Approve or negotiate repairs based on inspection reports
- Review and approve all seller and state required disclosures
- Meet deadlines and remove contractual contingencies
- Schedule final walk-through prior to close of escrow

## 4

### Closing

- Review closing statement from escrow
- Meet with escrow to sign loan documents
- Arrange to wire down payment and closing costs
- Transfer utilities to new location
- Closing, key delivery and celebration
- Move in to the property
- Move-in checklist

### Working together again

- Staying in touch and keeping you informed
- Second homes and investment properties
- Providing resources and introductions
- Referrals, testimonials and reviews



# Getting Started

## 1 Understanding Your Credit Score

Credit scores help banks evaluate the risk of lending to individuals. If you plan to finance your home purchase, familiarize yourself with your credit score and work towards boosting it if necessary. Reputable credit score websites will allow you to access your details without damaging your score.

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## 2 Exploring Down Payment Needs

Typically, you can expect to pay a down payment from 10% to as much as 25% of the sale price as required by the lender, as well as additional closing costs. Our agents will be able to provide you with a complete breakdown of any associated costs.

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## 3 Get Pre-Qualified

A pre-qualification will help you estimate your price range. A loan officer will inquire about your employment status, income, assets, debts and projected down payment to determine whether you qualify for a loan and at what amount.





# The Buying Process: From Search to Sale

## 1 List Your Wants and Needs

Specify your must-haves, deal breakers and what can be negotiated when you look for your new home. This will help you determine the right fit.

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## 2 Consider the Location

Take into account the school district, commute, property prices, property taxes and amenities within the area. Brooke and Heather will provide detailed information about the neighborhoods and properties that interest you, as well as coordinate any showings.

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## 3 Get a Pre-Approval Letter

A pre-approval letter underscores your intent to buy and gives you an advantage when making an offer. Once you receive your pre-approved loan statement, it is typically valid for 60 days.

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## 4 Submit a Formal Offer

Brooke and Heather will work with you to submit the appropriate documentation, which includes a contract, proposal letter, proof of funds and disclosure package.



## 5 Physical Property Assessment

From connecting you to a qualified home inspector to arranging a final walk-through, Brooke and Heather will guide you through every step of your home buying journey.

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## 6 The Loan Process

### Underwriting and Loan Approval

Underwriting is a lender's assessment of whether you will be able to repay a home loan. An underwriter will evaluate your income, credit history, financial assets and other factors before issuing an acceptance, conditional acceptance, suspension or denial.

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### Preliminary Title Report

A title company will perform a title survey to ensure the property of interest has no other legal claims and that ownership can be transferred from a seller to a buyer. A preliminary title report will be provided that outlines any factors affecting title and the title insurance policy you are to receive.

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### Funding

Funding is the transfer of money from your lender to your title or escrow company and is the final step before close. Once your loan funding clears, the title company will set up the recording of your purchase.





# Closing Checklist

Closing escrow marks the end of your home buying journey and the beginning of your new adventure as a homeowner.

## Prior to Closing

- Provide a fully executed purchase agreement to the escrow company.
- Provide another copy to the mortgage company that has been signed and acknowledged by the escrow company.
- Request a home inspection within the time limits specified in the contract.
- Review the Seller's Disclosure and bring any questions or concerns to your agent and home inspector.
- Review the Preliminary Title Report for matters affecting title and terms of your title insurance.
- Request an itemized list of prepaid items and closing costs (which will include those from the escrow company and title) from your lender to review before closing.

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## During Closing

- The standard procedure in Las Vegas is to wire funds directly from your bank account.
- Expect to receive a Closing Disclosure (CD) from your lender as well as a Settlement Statement and closing instructions from your escrow company.
- You will receive the keys and any other items cited within the purchase agreement.





## Buyer **FAQs**

### **How will I know what I can afford?**

Your budget depends on your income, credit rating, monthly expenses, down payment and current mortgage interest rate.

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### **How can I find the best loan?**

Do your homework. Talk to several lenders, compare costs and interest rates and negotiate to get the best deal possible. Getting pre-qualified for a loan will also help you determine what falls within your price range.

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### **What is a homeowner's association (HOA)?**

A homeowner's association (HOA) is an organization within a planned community, subdivision or condominium building that makes and enforces rules for properties and their residents. If you choose a home in a neighborhood with an HOA, our agents will ensure that you receive and understand the HOA packet before closing.

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### **What happens after my offer is accepted?**

Once your offer is accepted and a sales contract has been signed, the transaction process will officially begin. Our agents will assist you at every step, from addressing any disclosures to organizing a home inspection.

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### **How can Brooke and Heather help me?**

They will work as your advocate and partner from beginning to end. Whether you are starting your home search or preparing for closing, you can rest assured that you will be in trusted hands.



Your Move,  
**Your Agent**

A GUIDE TO BUYING IN  
**LAS VEGAS**





*Known for its opulence,  
extravagance, and vibrancy,  
Las Vegas is in a class of its own.  
It is a 24/7 city, offering luxurious  
amenities, year-round entertainment,  
and boundless opportunity.*



# About Las Vegas

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Revered as a playground in paradise, Las Vegas basks in over 300 days of sunshine per year. It's a dealer's choice in regards to outdoor adventures. Relax poolside in one of The Strip's luxurious casinos, enjoy one of the surrounding desert parks, or take a helicopter ride to see the Hoover Dam and Grand Canyon.

Las Vegas is a vibrant and bustling space, renowned for its world-class entertainment, casinos, and nightlife. The Las Vegas Strip, a four-mile-long stretch of resorts and hotels, features some of the most famous landmarks in the world, including the Bellagio Fountains, the Luxor Pyramid, and the Venetian's Grand Canal. Visitors and residents can enjoy a wide range of entertainment options, from elaborate stage productions, magic shows, and comedy acts to world-renowned DJs, concerts, nightclubs, and professional sports.

Beyond the Strip, Las Vegas offers a rich array of attractions and activities to explore, from upscale shopping centers and museums, such as the Forum Shops and the Mob Museum, to natural wonders such as the Red Rock Canyon and Lake Mead. With its stunning desert landscapes, rugged mountains, and unique flora and fauna, Las Vegas provides a host of outdoor recreational opportunities, including scenic trails, rock climbing, and horseback riding. With a vibrant culinary scene, diverse cultural events, and a warm, sunny climate, Las Vegas has something to offer everyone.



# Nevada Facts\*

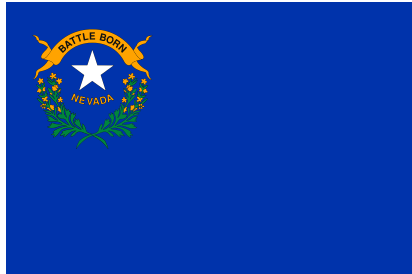
## Time Zone

Pacific

## State Motto

“Battle Born”

## The State Flag



## State Flower

Sagebrush

## State Reptile

Desert tortoise

## State Bird

Mountain Bluebird

## State Animal

Desert Bighorn Sheep

## State Tree

Nevada has two designated state trees:

- The Single-Leaf Pinyon Pine
- The Bristlecone Pine

## State Capital

Carson City

## Statehood

October 31 1864 - the 36th State

## Biggest City

Las Vegas

## State Song

“Home Means Nevada”

## Interesting Facts

- 15 of the top 25 largest hotels in the world reside in Las Vegas
- Nevada is the 7th largest state consisting of 110,572 square miles
- Approximately 87% of Nevada land is federally owned or is tribal land
- The highest point is Boundary Peak at 13,147 feet located in Esmeralda County near the California/Nevada border
- 78% of US gold and 5% of the world’s gold production comes from Nevada
- Over 300 days of sunshine annually







# Sports

Professional and semi-professional sports have taken Las Vegas by storm in recent years. Any sports fan will be content in Las Vegas, from hockey, baseball, and basketball, to soccer, football, and professional car racing. Las Vegas is home to several professional sports teams and hosts numerous sporting events throughout the year. The Las Vegas Raiders of the NFL play their home games at the Allegiant Stadium, while the Vegas Golden Knights of the NHL play at the T-Mobile Arena. The city also hosts a variety of sports events, such as the annual NASCAR Cup Series race at the Las Vegas Motor Speedway and the Formula 1 Race down Las Vegas Boulevard.



# Las Vegas Sports

## **Las Vegas Raiders** NFL

The Las Vegas Raiders are a professional American football team based in Las Vegas, Nevada. The Raiders relocated from Oakland, California to Las Vegas in 2020, and now play their home games at Allegiant Stadium, a state-of-the-art stadium located just off the Las Vegas Strip

## **Las Vegas Golden Knights** NHL

The Las Vegas Golden Knights are a professional ice hockey team based in Las Vegas, Nevada. The team was established in 2017 as an expansion team and became the first major professional sports franchise in Las Vegas. The Golden Knights play in the National Hockey League (NHL) as a member of the Pacific Division in the Western Conference. In their short history, the Golden Knights twice have finished first in their division and advanced to the Stanley Cup Finals. The Las Vegas Golden Knights won the NHL 2023 Stanley Cup.

## **The A's** MLB

A recent development, the Oakland Athletics have signed a deal to play professional baseball in Las Vegas. A retractable roof stadium will be built just off the Las Vegas Strip at the site of the Tropicana Hotel and Casino. The team is expected to begin playing in Las Vegas in 2027.

## **Las Vegas Desert Dogs** NLL

The Las Vegas Desert Dogs are a box lacrosse team in the National Lacrosse League. The team plays at Michelob Ultra Arena in Paradise, Nevada. The team began play in the 2023 NLL season.

## **UNLV Rebels** NCAA

The UNLV Rebels are the athletic teams of the University of Nevada, Las Vegas. The Rebels compete in the National Collegiate Athletic Association (NCAA) as a member of the Mountain West Conference. The school's athletic program has produced a number of successful teams and athletes over the years. The Rebels are known for their men's basketball team, which has made several appearances in the NCAA Tournament, including a Final Four appearance in 1990. The UNLV football team has also had success over the years, winning a conference championship in 2000.

## **Las Vegas Aviators** AAA Baseball

The Aviators are the Triple-A affiliate and compete in the Pacific Coast League. The team plays their home games at Las Vegas Ballpark, a state-of-the-art stadium located in Downtown Summerlin. The Aviators have a strong tradition of success, having won two Pacific Coast League championships and producing a number of successful players who have gone on to play in the major leagues.

## **Las Vegas Aces** WNBA

The Aces play in the Western Conference of the Women's National Basketball Association (WNBA) and compete against other top teams from around the country. The Aces have a strong roster of talented players, and are known for their high-powered offense and aggressive defense. The team plays their home games at the Michelob Ultra Arena, which is located inside the Mandalay Bay Resort and Casino on the Las Vegas Strip.

## **Las Vegas Lights** Soccer

A professional soccer team based in Las Vegas, Nevada, the team was founded in 2017 and plays in the United Soccer League Championship (USL), the second tier of professional soccer in the United States. The Lights are known for their vibrant and colorful atmosphere, with lively pre-game festivities and enthusiastic supporters known as the "Electric Company".

## **Las Vegas Thrill** Pro Volleyball Federation

Professional women's volleyball is debuting its first season in United States in 2024 and Las Vegas was granted one of the first teams. The Las Vegas Thrill play their home games at the Dollar Loan Center in Henderson near The District at Green Valley Ranch. The professional volleyball season is from February through May.

## **UFC**

The UFC features top fighters from around the world, who compete in a variety of weight classes using a combination of striking and grappling techniques. The UFC its exciting and often unpredictable matches. With its high level of athleticism and intense competition, the UFC has become a major part of the sports culture in Las Vegas and around the world.

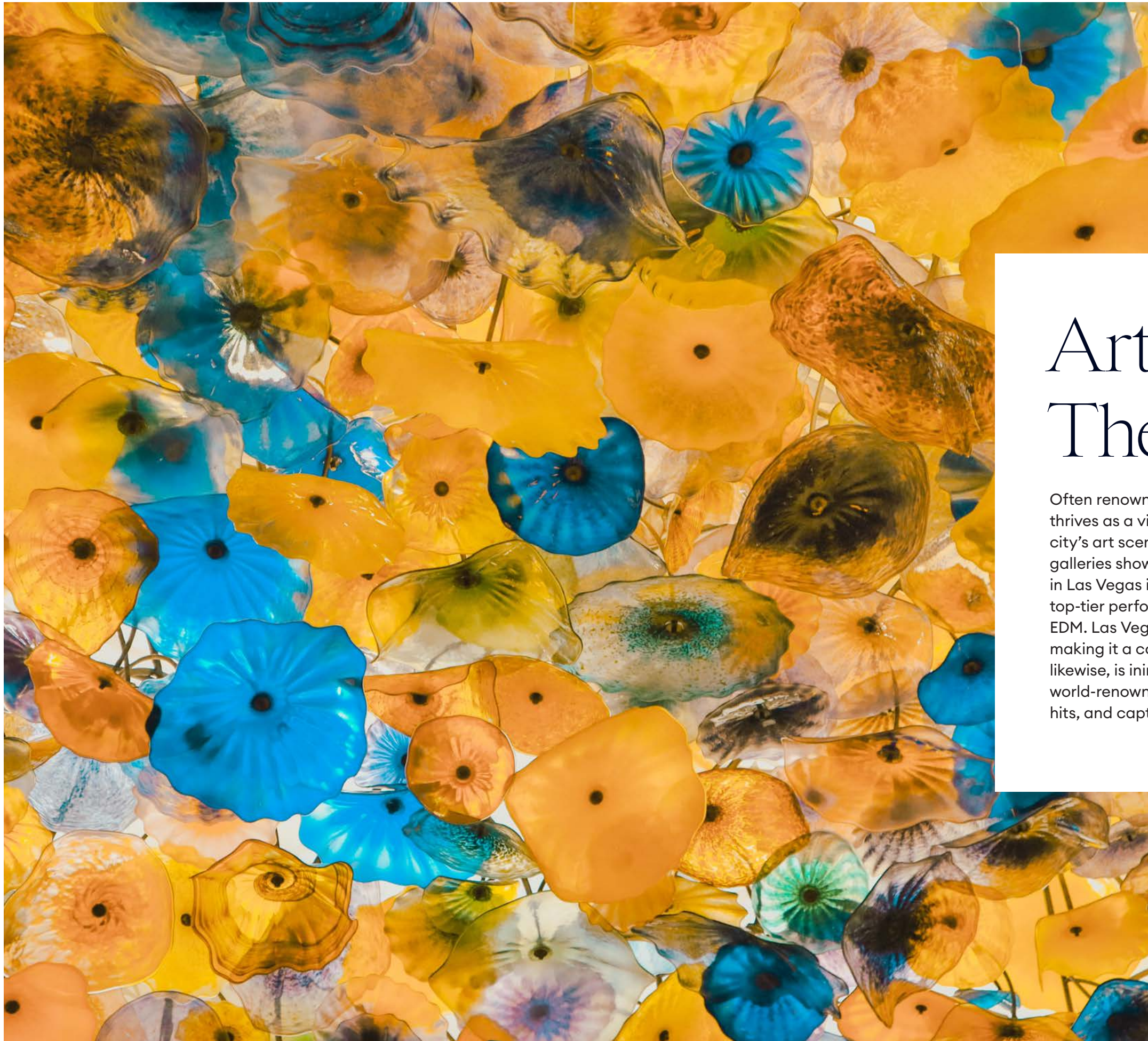
## **Boxing**

Boxing is an integral part of the sports culture in Las Vegas, Nevada. The city has a rich history of hosting some of the most high-profile boxing matches in the world, including legendary fights featuring Muhammad Ali, Mike Tyson, and Floyd Mayweather Jr. Las Vegas is home to multiple world-class boxing venues, including the MGM Grand Garden Arena, the T-Mobile Arena, and the Mandalay Bay Events Center, which regularly host championship fights and other major boxing events.

## **Formula One**

Formula One, often abbreviated as F1, is a premier international auto racing championship that features the fastest and most advanced race cars in the world. Starting in November 2022, F1 will hold a Grand Prix along the world-famous Las Vegas Strip.





# Art, Music, Theater

Often renowned for its entertainment industry, Las Vegas thrives as a vibrant hub for art, music, and theater. The city's art scene is eclectic and includes many contemporary galleries showcasing local and international artists. Music in Las Vegas is truly diverse, with major venues attracting top-tier performers across genres like pop, rock, country, and EDM. Las Vegas is home to numerous high-profile residencies, making it a cornerstone for live music. The theater scene, likewise, is inimitable, with a plethora of shows, including world-renowned Cirque du Soleil performances, Broadway hits, and captivating magic shows.



# Art, Music, Theater

## **Downtown Container Park**

An open-air shopping center filled with boutique retail shops, unique restaurants, and live entertainment for the whole family.

707 Fremont Street  
702.359.9982

## **The Metropolitan Gallery Art Museum**

Fine art museum featuring over 20,000 square feet of exhibit area, with a main gallery, a special exhibitions gallery, and a small works gallery.

450 Fremont Street., Ste. 270  
702.359.9982

## **The Smith Center For Performing Art**

Located in Downtown Las Vegas's Symphony Park, The Smith Center is a five-acre performing arts center consisting of three theaters in two buildings.

361 Symphony Park Avenue  
702.749.2012

## **The Sphere**

Experience unparalleled entertainment at the Sphere in Las Vegas. A revolutionary venue to enjoy immersive shows, concerts, and events like never before.

255 Sands Avenue  
725.258.0001

## **Bellagio Gallery Of Fine Art**

The Bellagio Gallery of Fine Art is an art gallery in the Bellagio resort, located on the Las Vegas Strip.

3600 Las Vegas Blvd., South  
702.693.7111

## **Discovery Children's Museum**

A nonprofit children's museum dedicated to providing children of all abilities, backgrounds, and beliefs, access to fun and exciting STEAM educational experiences.

360 Promenade Place  
702.382.5437

## **The 'First Friday' Celebration**

First Friday of each month. Activities take place all over Downtown, locations in the Fremont East District, from Las Vegas Blvd. to 8th Street.

## **Nevada Ballet Theatre**

The Resident Ballet Company at The Smith Center for the Performing Arts, NBT celebrates over 50 years of professional ballet in Las Vegas.

1651 Inner Circle  
702.243.2623

## **Mandalay Bay Shark Reef Aquarium**

A public aquarium on the Las Vegas Strip, located at and owned by the Mandalay Bay resort.

3950 S Las Vegas Blvd  
(702) 632-4555

## **Centennial Hills Amphitheater**

An outdoor theatre located in Centennial Hills Park. A lawn surrounds the slightly elevated, covered stage.

7101 N. Buffalo Drive  
702-229-ARTS

## **The Chelsea**

The Cosmopolitan's flashy, 3,200-seat venue with a bouncy dance floor hosts live music & sports.

3708 Las Vegas Blvd South, Level 3  
(702) 698-7475

## **Brooklyn Bowl**

Entertainment lounge with 30+ bowling lanes, a live music stage & gourmet comfort food by NYC's Blue Ribbon group.

3545 S Las Vegas Blvd  
(702) 862-2695

## **West Las Vegas Arts Center**

For many years the West Las Vegas Arts Center has been home to the Performing & Visual Arts Summer Camp for Kids, providing community youth with opportunities for civil engagement through arts education.

947 W Lake Mead Blvd  
(702) 229-4800

## **Boulder Plaza**

A 7,140 square foot plaza located in the 18b Arts District.

150 S 1st St  
(702) 229-4613





# Notable Attractions

Las Vegas is a world-famous destination that offers a plethora of notable attractions, including iconic landmarks such as the Bellagio Fountains, the Stratosphere Tower, and the Eiffel Tower Experience at Paris Las Vegas. The city is also home to a variety of immersive entertainment venues, such as the High Roller Observation Wheel, the Mob Museum, and the Neon Museum. For thrill-seekers, Las Vegas offers exciting experiences, such as the Boring Company Loop, the Topgolf Golfing Destination, and the Las Vegas Motor Speedway. With a rich array of shopping centers, restaurants, and nightlife, as well as stunning natural landscapes just a short drive away, Las Vegas is a city that truly has something for everyone.



# Notable Attractions

## High Roller

The High Roller Ferris Wheel in Las Vegas is a stunning 550-foot tall observation wheel, offering unparalleled views of the glittering city skyline and an exhilarating ride experience.

## Stratosphere Observation Deck

The Stratosphere Observation Deck, perched atop the iconic Stratosphere Tower in Las Vegas, Nevada, offers breathtaking 360-degree panoramic views of the cityscape and surrounding desert.

## Illuminarium

An immersive entertainment venue that transports visitors through cutting-edge projection technology and soundscapes into dazzling, larger-than-life virtual worlds for a truly unforgettable sensory experience.

## The Sphere

A groundbreaking, futuristic entertainment venue featuring a massive, spherical design with state-of-the-art acoustics and visual technology, providing an unparalleled immersive experience for live performances and events.

## Omega Mart

A whimsical, interactive art installation and immersive storytelling experience created by Meow Wolf, where guests explore a seemingly ordinary grocery store filled with surreal surprises and hidden narratives.

## Neon Museum

A captivating open-air exhibition showcasing the city's vibrant history through a collection of rescued and restored iconic neon signs from its colorful past.

## Springs Preserve

A sprawling 180-acre cultural and educational attraction, featuring botanical gardens, interactive exhibits, and trails that celebrate the region's rich history and natural beauty.

## Pinball Hall of Fame

A nostalgic, interactive museum dedicated to the preservation and enjoyment of vintage pinball machines, inviting visitors to play on a vast collection of classic games spanning decades of arcade history.

## Gateway Arches

A striking 80-foot tall, illuminated twin-arch structure that serves as a dazzling welcome to the city's revitalized downtown area.

## Las Vegas Motor Speedway

A sprawling racing complex hosting a variety of high-octane events, including NASCAR races, drag racing, and exotic car driving experiences.

## Boring Company Loop

An innovative underground transportation system developed by Elon Musk, designed to shuttle passengers in autonomous electric vehicles through a network of tunnels.

## Hoover Dam

A monumental, 726-foot-tall concrete arch-gravity dam that harnesses the power of the Colorado River, providing hydroelectric energy and creating the vast, picturesque Lake Mead.

## Mob Museum

An engaging and interactive attraction that delves into the notorious history of organized crime and law enforcement in the United States, featuring captivating exhibits, artifacts, and immersive experiences.

## Topgolf

An upscale, entertainment-driven golfing destination featuring multi-level climate-controlled hitting bays, a variety of interactive games, a vibrant atmosphere, and food and drink options.

## Helicopter Ride to Grand Canyon

An awe-inspiring, birds-eye view of the majestic natural wonder that is the Grand Canyon, soaring above the breathtaking landscape, providing an unforgettable experience and unparalleled views.

## Lou Ruvo Center For Brain Health

A renowned research and treatment facility housed in a striking, architecturally unique building designed by Frank Gehry, dedicated to the advancement of neurodegenerative brain diseases care and research.

## Lion Habitat Ranch

A sanctuary and interactive educational attraction, providing visitors with the opportunity to observe and learn about magnificent lions, as well as other exotic animals.

## Lake Las Vegas

A picturesque, 320-acre artificial lake surrounded by an upscale residential community, lush golf courses, and Mediterranean-inspired resorts, offering a serene oasis for water sports, dining, and relaxation away from the Las Vegas Strip.

## Cowabunga Vegas Waterparks

Two different family-friendly, tropical-themed water parks featuring thrilling water rides and attractions, including water slides, wave pools, and a lazy river, providing a fun-filled adventure for all ages.

## Pahrump Balloon Festival

An annual, three-day celebration of the hot air balloon culture, featuring balloon launches, competitions, and balloon glows, as well as live music, food vendors, and family-friendly activities.

## Las Vegas Museum of Natural History

The museum features a wide range of exhibits that explore the natural history of the American Southwest, including displays on the region's geology, flora and fauna, and native cultures. The exhibits include fossils, minerals, and artifacts from the area's rich natural history, as well as interactive displays and hands-on activities that are fun for visitors of all ages.





# Outdoors

Las Vegas, is surrounded by stunning natural landscapes and offers a wealth of outdoor activities for adventure enthusiasts, including scenic trails, rock climbing, mountain biking, ATV tours, zipline rides, hot air balloon rides, and kayaking on the Colorado River. As a local, you can check out free passes to some of these outdoor attractions using your Clark County Library Card.



# Outdoors

## Nelson Ghost Town

A historic mining town located outside of Las Vegas, Nevada. The town was founded in the late 19th century and was home to a thriving gold and silver mine. Today, the town is a popular tourist attraction, known for its old-western charm and ghostly history. Visitors can explore the town's abandoned buildings, including an old general store, a schoolhouse, and a church.

## Historic Railroad Trail

A scenic trail located in the Lake Mead National Recreation Area, just outside of Las Vegas, Nevada. The trail follows the path of a historic railroad route that was used to transport materials for the construction of the Hoover Dam in the 1930s.

## Lake Mead

A vast reservoir located on the Colorado River, near Las Vegas, Nevada. The lake was created by the Hoover Dam and is the largest reservoir in the United State. The lake offers a wide range of recreational activities, including boating, fishing, swimming, and camping.

## Wetlands Park

A beautiful and expansive nature preserve located in Las Vegas, Nevada. The park features over 2,900 acres of wetlands, ponds, and trails. The park is home to a variety of plant and animal species, including migratory birds and endangered desert tortoises.

## Floyd Lamb State Park

A serene and picturesque park located in Las Vegas, Nevada. The park features four large ponds, lush green lawns, and a variety of trees and vegetation. Visitors can enjoy a range of outdoor activities. The park is also home to a historic ranch house, which has been converted into a museum showcasing the history and culture of the Las Vegas Valley. It's also hard to miss the peacocks here, they're everywhere.

## Zion National Park

A breathtaking natural wonder located in southwestern Utah, just a few hours from Las Vegas, Nevada. The park features towering sandstone cliffs, deep canyons, and a winding river that cuts through the dramatic landscape. The park is home to a variety of wildlife, including mule deer, bighorn sheep, and golden eagles.

## Bryce Canyon

A stunning national park located in southwestern Utah, just a few hours from Las Vegas, Nevada. The park is famous for its distinctive rock formations, known as "hoodoos," which were formed over millions of years of erosion. Visitors can explore the park's many trails, taking in breathtaking views of the hoodoos and the surrounding canyons. The park is also home to a variety of wildlife, including elk, pronghorn, and a variety of bird species.

## Red Rock Canyon

A stunning conservation area located just a short drive from Las Vegas, Nevada. The park features towering red rock formations, scenic canyons, and miles of trails. Visitors can explore the park, taking in breathtaking views of the surrounding desert landscape, or take a scenic drive along the park's 13-mile loop road. The park is also home to a variety of wildlife, including desert tortoises, bighorn sheep, and a variety of bird species.

## Valley of Fire

The Valley of Fire State Park is a stunning and unique destination located in the desert just outside of Las Vegas, Nevada. The park features vibrant red rock formations, towering sandstone cliffs, and ancient petroglyph's that date back thousands of years.

## Mt. Charleston

A majestic mountain peak located just a short drive from Las Vegas. The mountain is part of the Spring Mountains National Recreation Area and is a popular destination for outdoor enthusiasts, offering a wide range of activities throughout the year. In the winter, visitors can enjoy skiing and snowboarding, while in the summer, the mountain offers trails, camping, and rock climbing. The mountain is also home to a variety of wildlife, including mountain lions, deer, and a variety of bird species.

## Spring Mountain Ranch Park

A beautiful and historic park located just outside of Las Vegas. The park features over 500 acres of natural and cultural resources, including scenic trails, historic buildings, and picturesque picnic areas. Visitors can explore the park's scenic trails, which wind through rugged canyons and up to stunning overlooks, or take a guided tour of the park's historic buildings.

## Seven Magic Mountains

A stunning and colorful art installation located in the desert just outside of Las Vegas, Nevada. The installation consists of seven towering columns of stacked boulders, each painted in vibrant, neon colors.

## The Colorado River

The river winds through dramatic canyons, towering cliffs, and stunning desert landscapes, providing visitors with a chance to explore and connect with the natural environment of the area. The river is a popular destination for outdoor activities such as rafting, kayaking, and fishing.

## Death Valley

Located in southeastern California, just a few hours from Las Vegas, Nevada, Death Valley is known for its extreme temperatures and harsh desert landscape, which features towering sand dunes, dramatic canyons, and unique geological formations. Despite its name, the park is home to a surprising amount of wildlife, including desert bighorn sheep, coyotes, and a variety of bird species.

## Henderson Bird Viewing Preserve

The preserve is home to over 200 species of birds, making it a popular destination for birdwatchers and nature enthusiasts. Visitors can explore the preserve on the park's many trails and take in breathtaking views of the surrounding desert landscape. The preserve also offers guided tours and educational programs, providing visitors with an opportunity to learn more about the local ecosystem and the birds that call the preserve home.

## Black Canyon

Black Canyon is a stunning and unique destination located just outside of Las Vegas, Nevada. The canyon is located along the Colorado River and features towering black cliffs, deep canyons, and crystal-clear waters.



A photograph of a white golf ball on a white tee, positioned on a lush green golf course. The background is a soft-focus landscape of rolling hills under a warm, golden sunset sky. The image is partially overlaid by a dark blue rectangular shape on the right side, which contains the text.

# Golf Courses

Las Vegas, Nevada is a premier destination for golf enthusiasts, offering a wide range of world-class golf courses that cater to golfers of all skill levels. Many of the courses are designed by legendary golfers, such as Arnold Palmer and Jack Nicklaus, and offer stunning views of the surrounding desert landscape. The courses feature challenging layouts, beautifully maintained fairways and greens, and state-of-the-art practice facilities, making them ideal for both serious golfers and casual players alike. Additionally, many of the golf courses in Las Vegas are located in resort areas, offering golfers the opportunity to combine their love of the game with luxurious accommodations, fine dining, and other amenities.



# Golf Courses

## PRIVATE GOLF COURSES

### Anthem Country Club

18 Holes  
25 Anthem Dr. • Las Vegas  
702.614.5050

### Canyon Gate Country Club

18 Holes  
2001 Canyon Gate Dr. • Las Vegas  
702.363.0303

### Dragonridge Golf & Country Club

18 Holes  
552 Stephanie St. • Henderson  
702.614.4444

### Las Vegas Country Club

18 Holes  
3000 Joe W. Brown Dr. • Las Vegas  
702.734.1122

### The Oasis Golf Club

18 Holes  
100 Palmer Ln. - Mesquite  
702.346.7820

### Red Rock Country Club

36 Holes  
2250 Red Springs • Las Vegas  
702.360.3100

### Southern Highlands Golf Club

18 Holes  
1 Robert Trent Jones Ln. • Las Vegas  
702.263.1000

### Southshore Golf Club

18 Holes  
100 Strada Di Circolo • Henderson  
702.558.0022

### Spanish Trail Golf Course

27 Holes  
5050 Spanish Trail Ln. • Las Vegas  
702.364.0357

### Stallion Mountain Country Club

18 Holes  
5500 E. Flamingo Rd. • Las Vegas  
702.450.8077

### TPC At Summerlin

18 Holes  
1700 Village Center Dr. • Las Vegas  
702.256.0222

### The Summit

18 Holes  
10775 Summit Club Dr, Las Vegas  
702.970.2207

## SEMI-PRIVATE GOLF COURSES

### Black Mountain

27 Holes  
500 Greenway Rd • Henderson  
702.565.7933

### Desert Willow Golf Course

18 Holes  
2020 W. Horizon Ridge Pkwy. • Henderson  
702.263.4653

### Eagle Crest

18 Holes  
2203 Thomas Ryan • Las Vegas  
702.240.1320

### Palm Valley Golf Club

18 Holes  
9201 Del Webb Blvd. • Las Vegas  
702.363.4373

### Shadow Creek

18 Holes  
3 Shadow Creek Dr. • North Las Vegas  
702.791.7161

### Sunrise Vista Golf Club

36 Holes  
2841 Kinley Dr. • Las Vegas  
702.652.2602

### Willow Creek Golf Course

18 Holes  
1500 Red Butte - Pahrump  
775.727.4653

### Wynn Golf & Country Club

18 Holes  
3131 Las Vegas Blvd. • Las Vegas  
702.770.7100

## PUBLIC GOLF COURSES

### Bali Hai

18 Holes  
5160 S Las Vegas Blvd • Las Vegas  
(888) 427-6678

### Highland Falls

18 Holes  
10201 Sun City Blvd • Las Vegas  
(702) 254-7010

### Angel Park

36 Holes  
100 S Rampart Blvd • Las Vegas  
(702) 254-4653

### Durango Hills

18 Holes  
3501 N Durango Dr • Las Vegas  
(702) 229-4653

### Las Vegas Paiute

54 Holes  
10325 Nu-wav Kaiv Blvd • Las Vegas  
(702) 658-1400

### Cascata

27 Holes  
1 Cascata Dr • Boulder City  
(702) 294-2005

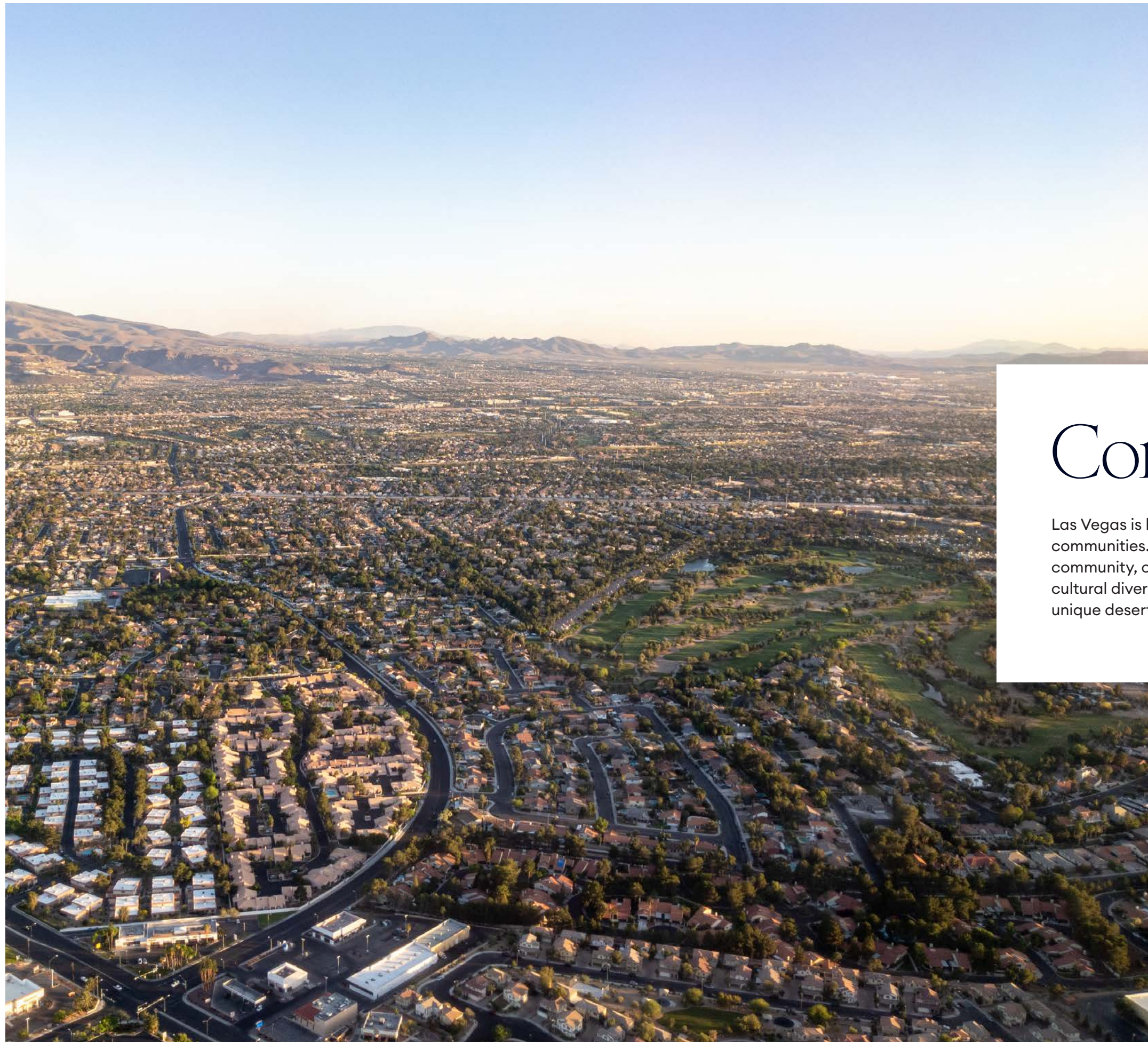
### Bears Best

18 Holes  
11111 W Flamingo Rd • Las Vegas  
(702) 804-8500

### Wildhorse

18 Holes  
2100 W Warm Springs Rd • Henderson  
(702) 434-9000





# Communities

Las Vegas is home to a vibrant and diverse array of local communities. Las Vegas cultivates a strong sense of local community, characterized by distinctive neighborhoods, cultural diversity, and a shared identity built around its unique desert cityscape.



# Communities

## Summerlin

A premier master-planned community located in the western part of Las Vegas, Nevada. The community is known for its beautiful parks, trails, and stunning natural beauty, which includes stunning views of the nearby Red Rock Canyon National Conservation Area. The community offers a wide range of amenities, including world-class golf courses, community centers, and a variety of retail and dining options. The community features a wide range of residential options, providing residents with a variety of options to suit their needs and lifestyles.

## Henderson

Henderson is a thriving and growing city located adjacent to Las Vegas. The city is known for its beautiful parks, diverse range of residential options, and high quality of life. The city offers a variety of amenities, including shopping centers, restaurants, and entertainment venues, as well as a number of world-class golf courses and other recreational opportunities. The city is surrounded by stunning natural beauty, including nearby mountains and the beautiful Lake Las Vegas, offering residents a chance to connect with nature and enjoy a variety of outdoor activities.

## Neighborhoods:

### Anthem Country Club

Nestled in the foothills of Black Mountain, Anthem Country Club is the pinnacle of living in the master-planned community of Anthem. Meandering along the golf course, Anthem Country Club is a collection of upscale tract and custom homes amongst almost 5,000 acres of beautifully landscaped homes with a three-mile loop.

## Ascaya

Situated on the foothills of Henderson, Nevada, Ascaya is a guard-gated luxury community that has mesmerizing views of the Las Vegas Valley. It offers custom homesites, ranging from half an acre up to two acres. The selection of home sites can accommodate world-class contemporary architectural styles. Notable features include a state-of-the-art clubhouse, fitness center, pool and tennis courts, as well as access to nearby golf courses and trails.

## Bellacere

Set behind a guard-gated entrance, Bellacere is a truly an intimate community filled with a wealth of green spaces, which only fifty-four families can enjoy. Designed in a way so most of the residences of Bellacere are situated far from the exterior boundaries, gives Bellacere a quiet, small town feel while outside the walls, a host of amenities and conveniences await in the master-planned community of Summerlin.

## Cadence

A beautiful and modern master-planned community located in Henderson, Nevada. The community is built around a 50-acre central park, which features a variety of amenities, including a pool, basketball court, and playgrounds. The community features a network of trails and paths, providing residents with a safe and convenient way to explore the area.

## Canyon Fairways

Appropriately situated for luxury and appropriately named for its convenience as it backs Tournament Players Club Las Vegas, a public course Golf Digest describes as, "one of the best." Pass through the 24-hour guard gated entrance and discover lavish homes set against amazing views of the Las Vegas valley.

## Canyon Gate

Canyon Gate is a guard-gated, residential country club neighborhood located centrally in Las Vegas. With its championship golf course, tennis courts, fitness center and swimming pools, this community offers all the amenities of upscale living. Boasting an array of custom-built homes – with varied architectural styles – Residents have convenient access to shopping, dining, entertainment venues and parks/trails for outdoor recreation.

## Country Club Hills

This development of tree-lined streets is set along the Tournament Players Club Summerlin Golf Course in the master-planned community of Summerlin. Country Club Hills is a collection of 170 semi-custom homes by one of Las Vegas' most sought after, high-end builder, Christopher Homes.

## Eagle Hills

Tree-lined streets and manicured lawns are only some of the pleasant wonders of life inside the guard-gated community of Eagle Hills. Situated in The Trails within the master-planned community of Summerlin on the western edge of Las Vegas. Homes in Eagle Hills let you forget the surrounding desert landscape as few other communities can.

## Lake Las Vegas

If there is one place to be a world away in the desert, that place could only be Lake Las Vegas. Surrounding a 320-acre shimmering lake, the resort community of Lake Las Vegas flawlessly blends luxury residential living with the finer aspects of commercial enticements and golf only minutes from Las Vegas.

## MacDonald Highlands

Shaped from the foothills of the McCollough Mountains, MacDonald Highlands blends the organic with the epic. Placed on the southern edge of the Las Vegas valley in suburb of Henderson, MacDonald Highlands is uniquely luxurious and distinctly lavish and home to the Dragonridge Country Club.

## Mountain Trails

Set in a community within a community, Mountain Trails resides in The Trails section of the master-planned community of Summerlin, long recognized as the pinnacle of Las Vegas living. Life at Mountain Trails begins as by passing through the guard-gated entrance and takes residence on a path of unmatched possibilities.

## Palisades

As its name implies, Palisades is a distinctive barrier to the common world. Drive through the guard-gated entrance and you'll leave the world behind. Situated along the TPC Las Vegas Golf Course, Palisades provides an elevated sense of living and the views of the Las Vegas valley and the Canyons fairways accentuate that feeling.

## Queensridge

Queensridge is a guard-gated community located in the western part of Las Vegas that offers luxury and convenience. Residents of Queensridge can choose from a variety of beautiful custom-built estates, villas, and other homes that feature high-end finishes and features. Additionally, residents have access to nearby parks, trails, shopping centers, and restaurants.



# Communities

## Red Rock Country Club

Set in the master-planned community of Summerlin on the very western edge of Las Vegas, Red Rock Country Club is one of the most exclusive addresses in the valley. Possessing not one but two signature Arnold Palmer golf courses, the private Mountain Course and the public Arroyo Course, Red Rock Country Club provides inspiring natural beauty. Homes don't generally stay on the market long in this community.

## Roma Hills

Expansive living can sometimes come in an intimate environment and that is the beauty of Roma Hills. Designed as a sanctuary for only 144 homes, Roma Hills is luxuriously unique in Las Vegas. Set against Black Mountain and offering spectacular views of the entire valley, Roma Hills is a guard-gated retreat for privacy and unrivaled living.

## Seven Hills

As the Roman Empire was built upon its famed rolling hills, so too is the master-planned community Seven Hills, just south of Las Vegas and gloriously nestled against the magnificent McCollough mountain range. Travel along the rolling hills and one discovers a range of architecture from classic Tuscan to the ultimate in modern design. Elevated to afford wondrous views of the entire Las Vegas valley Seven Hills is home to the Rio Secco gold course designed by Rees Jones, as well as, an abundance of outdoor activities and amenities.

## Southern Highlands Golf Club

Southern Highlands Golf Club is a prestigious private golf club located in the southwest part of Las Vegas, Nevada. The golf course is one of only four courses co-designed by the legendary Robert Trent Jones, Sr., and his son Robert Trent Jones, Jr. The course was named "One of the Top Residential Golf Courses in the United States" by Golf Digest magazine.

## Spanish Hills

Located on the west end of Las Vegas, Spanish Hills is a beautiful residential community that features luxurious homes, lush landscaping, and great amenities. Residents can choose from custom-built estate homes or villas with upscale finishes. The world-class country club has an 18-hole golf course, tennis courts, fitness center, and a swimming pool. Plus, residents have easy access to parks and trails for outdoor recreation. In addition, there are plenty of dining and shopping options nearby.

## Spanish Trail

With a guard-gated perimeter, Spanish Trail is renowned for its opulent homes and stunning landscaping. Boasting a plethora of high-end features, the community has something to offer all types of buyers. Residents can enjoy a myriad of luxurious amenities right onsite, including a 27-hole golf course, multiple tennis courts, swimming pools and fitness center. The development offers mature landscaping throughout the community, for those looking to experience a little outdoor beauty coupled with luxury living.

## The Fountains

Known as one of the most prestigious addresses in the master-planned community of Green Valley in the Las Vegas suburb of Henderson, The Fountains community is an unexpected gem in the desert. Enjoying large, open lawns and tree-canopied streets, The Fountains is reminiscent of an east coast neighborhood.

## The Ridges

This private reserve of luxury homes, situated on 800 acres in the master-planned community of Summerlin, is recognized as one of the most exclusive neighborhoods in the country. The Ridges presents stunning views of the Las Vegas Strip to the east, while on its western border lies the surreal beauty of the Mojave Desert's Red Rock Conservation Area. The Ridges continues to showcase some of the most significant homes in the valley. The demand in this area continues to be strong.

## The Summit Club

The Summit Club is a stunning luxury community that spans over 555 acres of pristine desert terrain, offering picturesque vistas of the Las Vegas Valley. The Summit Club offers a private Tom Fazio designed golf course, tennis courts, fitness center, spa and resort-style pools. The grand clubhouse boasts both an exquisite fine-dining restaurant and cozy lounge. The joint venture between Discovery Land Company and Howard Hughes has created an unprecedented opportunity.

## The Vineyards

The residences at The Vineyards are for those seeking to elevate their lifestyle. Set amongst gently rising hills in the master-planned community of Summerlin in Las Vegas, The Vineyards represents the best semi-custom living has to offer. The community is highlighted by terraced paths winding through green spaces and leading to three separate private squares with relaxing water features.

## Tournament Hills

Tournament Hills remains one of the most sought after addresses in the master-planned community of Summerlin on the western side of the Las Vegas valley. Tournament Hills is built on and around the Tournament Players Club Summerlin, the course famed as the site for Tiger Woods first professional victory. The residences of Tournament Hills are renowned for their luxury and opulence. Exclusively custom by design, Tournament Hills features homes ranging from the classic to the contemporary.

## Willow Creek

Willow Creek is a welcoming residential community located within the Summerlin Master Plan in southwest Las Vegas. The neighborhood provides a laid back atmosphere and friendly environment, thanks to its tree-lined streets and green spaces. Located near parks, shopping centers, and restaurants, Willow Creek features plenty of amenities for residents. Not to mention quick access to major highways connecting you to the rest of the city.





# Utilities & Community Resources

Here you will find easy access to all of the power, telephone, water, and other utility companies for the cities of Las Vegas, North Las Vegas, and Henderson.



# Utilities & Community Resources

## **ELECTRICITY**

### **NV Energy**

6226 W. Sahara Avenue  
Las Vegas, NV 89146  
www.nvenergy.com  
702.367.5555

## **GAS**

### **Southwest Gas Corporation**

4300 W. Tropicana Avenue  
Las Vegas, NV 89103  
1374 W. Cheyenne, Suite 107  
North Las Vegas, NV 89030  
www.swgas.com  
702.860.6020

## **WATER**

### **Las Vegas Valley Water District**

1001 S. Valley Boulevard  
Las Vegas, NV 89153  
www.lvwwd.com  
702.870.2011

### **North Las Vegas Water Department**

2200 Civic Center Drive  
North Las Vegas, NV 89030  
www.cityofnorthlasvegas.com  
702.633.1000

### **City Of Henderson Water**

240 Water Street  
Henderson, NV 89015  
www.cityofhenderson.com/utilities  
702.267.5900

## **DISPOSAL**

### **Republic Services of Southern Nevada**

770 E. Sahara Avenue  
Las Vegas, NV 89104  
www.republicservices.com  
702.735.5151

## **SEWER**

### **Las Vegas City Sewer Department**

495 S. Main Street  
Las Vegas, NV 89101  
www.lasvegasnevada.gov  
702.229.6241

## **TELEPHONE & INTERNET**

### **Century Link**

330 S. Valley View Boulevard  
Las Vegas, NV 89106  
www.centurylink.com  
702.244.7400

### **Cox Communications**

750 N. Rancho Drive  
Las Vegas, NV 89106  
www.cox.com  
702.383.4000

## **DEPARTMENT OF MOTOR VEHICLES (DMV):**

8250 W. Flamingo Road  
Las Vegas, NV 89147

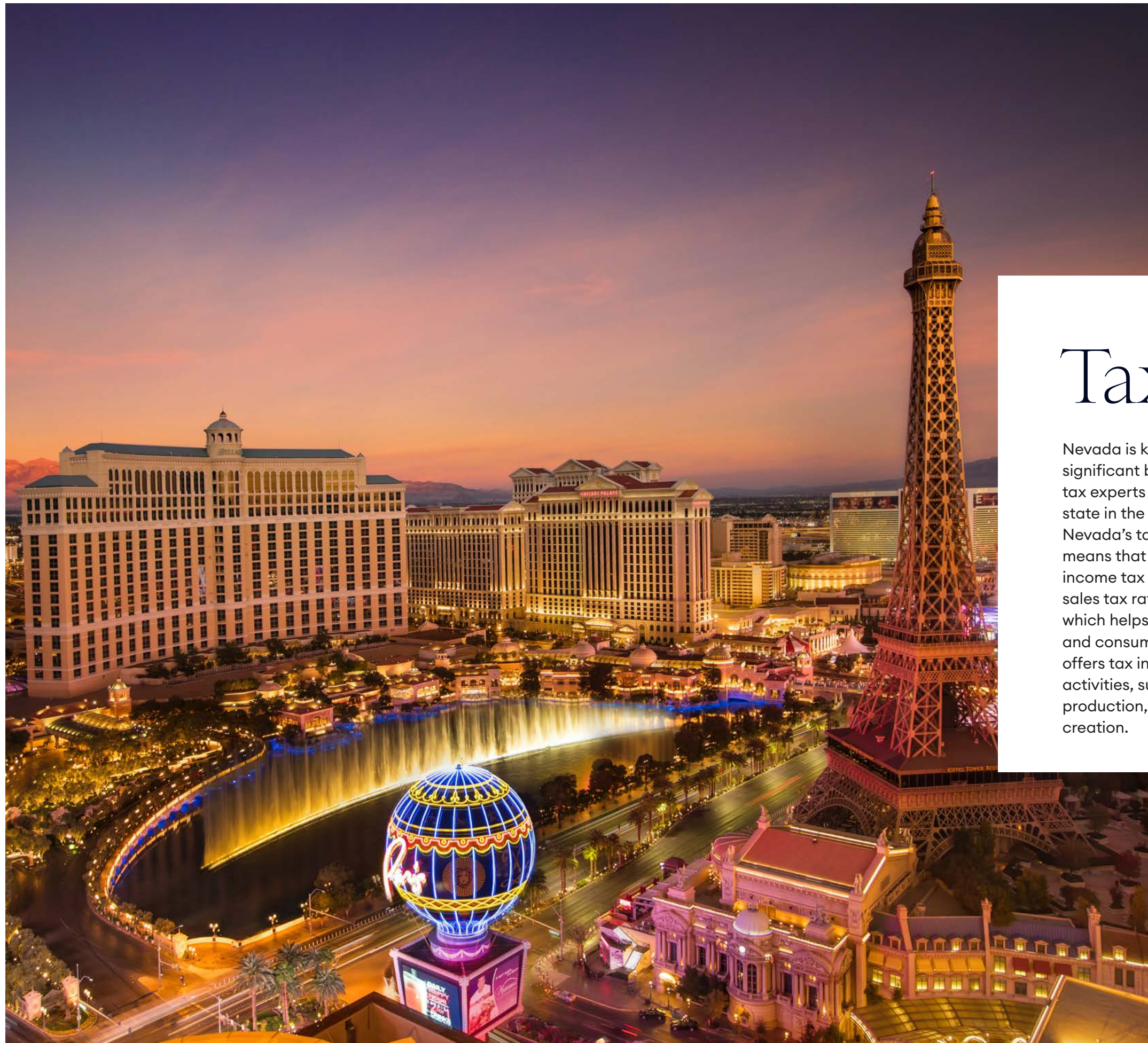
2701 E. Sahara Avenue  
Las Vegas, NV 89104

7170 N. Decatur Boulevard  
North Las Vegas, NV 89131

1399 American Pacific Drive  
Henderson, NV 89074

www.dmvnv.com  
702.486.4368 OR 702.455.4316





# Taxes

Nevada is known for its low tax burden, which provides significant benefits to residents and businesses alike. Many tax experts rank Nevada as the second most tax friendly state in the nation. One of the biggest advantages of Nevada's tax system is its lack of state income tax, which means that individuals and businesses do not pay state income tax on their earnings. Additionally, the state's sales tax rate is relatively low compared to other states, which helps businesses keep their prices competitive and consumers save money on purchases. The state also offers tax incentives and credits for certain industries and activities, such as renewable energy development and film production, which can encourage economic growth and job creation.



# State Taxes\*

## LAS VEGAS, NV

1.38%

Payroll Tax

0%

Corporate Income Tax  
(Top Bracket)

0%

Individual Income Tax  
(Top Bracket)

6.85%

Sales Tax  
(State Minimum)

0.6%

Property Tax

## LOS ANGELES, CA

6.6%

Payroll Tax

8.84%

Corporate Income Tax  
(Top Bracket)

13.3%

Individual Income Tax  
(Top Bracket)

7.25%

Sales Tax  
(State Minimum)

0.8%

Property Tax

## PHOENIX, AZ

5.1%

Payroll Tax

4.9%

Corporate Income Tax  
(Top Bracket)

4.5%

Individual Income Tax  
(Top Bracket)

5.6%

Sales Tax  
(State Minimum)

0.65%

Property Tax

## SEATTLE, WA

2.6%

Payroll Tax

0%

Corporate Income Tax  
(Top Bracket)

0%

Individual Income Tax  
(Top Bracket)

10.25%

Sales Tax  
(State Minimum)

0.9%

Property Tax

## CHICAGO, IL

4.95%

Payroll Tax

7%

Corporate Income Tax  
(Top Bracket)

4.95%

Individual Income Tax  
(Top Bracket)

10.25%

Sales Tax  
(State Minimum)

1.99%

Property Tax

## NEW YORK, NY

3.87%

Payroll Tax

7.25%

Corporate Income Tax  
(Top Bracket)

10.9%

Individual Income Tax  
(Top Bracket)

8.87%

Sales Tax  
(State Minimum)

0.9%

Property Tax

\*Sourced June 2023 from the Las Vegas Global Economic Alliance, [lvgea.org/data-portal/location-comparison](https://lvgea.org/data-portal/location-comparison)



# About Douglas Elliman

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## Leading the way since 1911.

At Douglas Elliman, we are passionate about delivering exceptional client experiences through unmatched reach and outsized influence in the world's biggest markets.

Douglas Elliman Real Estate is backed by over a century's worth of insights and expertise. Above all, we are passionate about delivering unparalleled experiences. From sales, rentals and new development to mortgages and title insurance, our agents are relentless advocates for our clients. Our team is the top in the industry—they have access to the best and most reliable information and education, allowing them to expertly advise at every stage.

## Our alliance with Knight Frank opens a world of opportunities.

Our exclusive partnership with Knight Frank makes us the largest interactive and connected network of prime and super prime residential agents and properties around the world, with the stature and presence that attracts global ultra-high-net-worth buyers.

With over 20,000 agents worldwide, more than 1.5 Million clients in our database, and 487 offices in 53 countries, Knight Frank's International Residential Property team has the insight and expertise to tailor its bespoke service for any overseas property transaction.

1st

Douglas Elliman is one of the nation's largest independent residential real estate brokerages

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49,748

total sales and rental transactions

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\$42.9  
Billion

in sales and rental transactions annually in 2022

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6,900+

agents nationwide

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120

offices in key markets across the country





[elliman.com](https://www.elliman.com)

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