Discover inspiring valley views, sweeping panoramas and unexpected rooflines. This is the elevated hillside living you’ve been dreaming of. Pardee Homes introduces Nova Ridge, a brand new neighborhood in The Cliffs village of the celebrated master-planned community of Summerlin. These innovative one- and two-story homes feature Mid Century Modern, Desert Contemporary, Modern Nevada and newly added Fold elevations that bring cutting-edge design and style to the Las Vegas Valley.

Best of all, Nova Ridge is located in Summerlin, a 22,500-acre master-planned community nestled in the foothills on the western rim of the Las Vegas Valley. Adjacent to the internationally renowned Red Rock National Conservation Area, families here enjoy open spaces, glistening views, more than 150 parks, excellent schools and a new-urbanist downtown area.

Welcome to Nova Ridge, a new neighborhood by Pardee Homes.
PLAN 1

- 3 Bedrooms
- 2.5 to 3 Baths
- Office
- 2 Bay plus Swing Bay Garage
- 3,172 sq ft

Modeled with Optional -
- Fireplace at Great Room
- Stacking Door at Dining
- Spa Shower at Master Bath

*PRELIMINARY RENDERINGS
Optional Spa Shower at Master Bath
Optional Stacking Door at Dining
Optional Pocket Sliding Doors at Kitchen & Dining

Optional Bath #3 in lieu of PDR
Optional Home Theater in lieu of Bedroom #2

Optional 10’ & 15’ Stacking Pocket Doors at Kitchen & Dining
Optional 12’ Stacking Doors at Dining
Optional Spa Shower at Master Bath

*PRELIMINARY PLANS
PLAN 2

- 4 Bedrooms
- 3.5 Baths
- Den
- 2 Bay plus Tandem Bay Garage
- 3,263 sq ft

Modeled with Optional -
- Pocket Doors at Covered Patio
- Sliding Door at Den

TOP: Plan 2AR
Mid Century Modern

MIDDLE: Plan 2B
Desert Contemporary

MIDDLE: Plan 2CR
Modern Nevada

BOTTOM: Plan 2DR
Fold

*PRELIMINARY RENDERINGS
NOVA RIDGE PLAN 2AR

- Optional Door at Master Bedroom
- Optional Stacking Pocket Doors at Kitchen / Dining
- Optional Sliding Door at Den
- Optional Spa Shower in lieu of Tub
- Optional GenSmart Suite in lieu of Bedroom #3

*PRELIMINARY PLANS*
PLAN 3*

- 4 to 5 Bedrooms
- 3.5 to 4.5 Baths
- Office
- Game Room
- 2 Bay plus Swing Bay Garage
- 3,679 sq ft

Modeled with Optional -
- Pocket Door at Great Room
- Lounge ILO Bedroom 4 and Office
- Spa Shower at Master Bath
- Bedroom 5 and Bath 4 ILO of Game Room

TOP: Plan 3A
Mid Century Modern

MIDDLE: Plan 3B
Desert Contemporary

BOTTOM: Plan 3C
Modern Nevada

*PRELIMINARY RENDERINGS
NOVA RIDGE PLAN 3C*

FIRST FLOOR

- DINING
- COVERED PATIO
- MASTER BEDROOM
- GREAT ROOM
- KITCHEN
- ENTRY
- COURT YARD
- LAUNDRY
- STOR / OPT. W / D
- BEDROOM 4
- BATH 3
- 1-BAY GARAGE
- STORAGE
- BEDROOM 4
- OPTIONAL GENSMART SUITE
- OPTIONAL LOUNGE
- OPTIONAL COVERED DECK
- BEDROOM 5
- BATH 4
- 1-BAY GARAGE
- STORAGE

SECOND FLOOR

- GAME ROOM / OPT. BEDROOM 5 & BATH 4
- BEDROOM 3
- BATH 2
- BEDROOM 2
- OPTIONAL COVERED DECK
- GAME ROOM
- OPEN TO BELOW
- Optional Cover Deck at Game Room
- Optional Gen-Smart Suite in Lieu of Office
- Optional Lounge with Powder in Lieu of Office & Bedroom #4
- Optional Bedroom #5 / Bath #4 in Lieu of Game Room
- Optional Covered Deck at Bedroom #5

*PRELIMINARY PLANS
PLAN 4*

- 5 Bedrooms
- 4.5 Baths
- Lounge
- Loft
- 2 Bay plus Swing Bay Garage with Workshop
- 4,413 sq ft

Modeled with Optional -
- Pocket Door at Great Room
- Extended Covered Patio at Great Room
- Pocket Door at Dining
- Covered Patio at Dining
- GenSmart Suite ILO Bedroom 5 and Workshop
- Covered Deck at Master Bedroom
- Spa Shower at Master Bath
- Covered Deck at Bedroom 3

TOP: Plan 4A
Mid Century Modern

MIDDLE: Plan 4B
Desert Contemporary

BOTTOM: Plan 4C
Modern Nevada

BOTTOM: Plan 4DR
Fold

*PRELIMINARY RENDERINGS
NOVA RIDGE PLAN 4C*

FIRST FLOOR

- Bedoom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Optional GenSmart Suite
- Covered Patio
- Dining
- Great Room
- Kitchen
- Laundry
- Master Bedroom
- Master Bath
- Walk-in Closet
- Wardrobe
- Loft
- Optional Open Stairs at Entry
- Optional Rectangular Island at Kitchen
- Optional Covered Patio / Stacking Pocket Doors at Dining
- Optional Covered Deck at Master Bedroom
- Optional Home Theater in Lieu of Bedroom 4

SECOND FLOOR

- Master Bedroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Optional GenSmart Suite in Lieu of Workshop / Bedroom 5
- Optional Alternate Master Bath
- Optional Spa Shower at Master Bath
- Optional Stacking Pocket Doors at Great Room

*PRELIMINARY PLANS
PLAN 5*  

- 3 to 4 Bedrooms  
- 2.5 to 3.5 Baths  
- Den  
- Hobby Room  
- Loft  
- 2 Bay plus Swing Bay  
- Garage  
- 3,962 sq ft  

TOP: Plan 5A  
Mid Century Modern  

MIDDLE: Plan 5B  
Desert Contemporary  

BOTTOM: Plan 5DR  
Fold  

*PRELIMINARY RENDERINGS
NOVA RIDGE PLAN 5A*

FIRST FLOOR

- Covered Patio
- Dining
- Master Bedroom
- Master Bath
- Wardrobe
- Open to Below
- Storage Opt
- Walk-in Closet
- Walk-in Shower
- 2-Bay Garage
- 1-Bay Garage
- Laundry
- Den
- Hobby Room
- Optional Bedroom 4 & Bath 3
- Optional Spa Shower at Master Bath
- Optional Pocket Stacking Doors at Patio
- Optional Stacking Doors at Hobby Room

SECOND FLOOR

- Loft
- Bedroom 3
- Deck
- Optional Bedroom 4

*PRELIMINARY PLANS
INCLUDED FEATURES

- Architecturally-specified exterior color palettes
- Paver driveways and walkways in designer-selected color to complement exterior elevations
- ThermaTru® Pulse “Echo” entry door with clear glass (style varies by elevation)
- Decorative entry door hardware in satin nickel finish
- Ring® Pro Video Doorbell
- Elegant 5” baseboards
- Steel sectional roll-up garage doors (style varies by elevation)
- LiftMaster® garage door openers with MyQ® System WiFi control
- Weatherproof flush exterior electrical outlets in select locations
- Designer-selected coach lights (quantity & style varies per plan & elevation)
- Avanti® Multi Slide Doors
- Dramatic ceilings and elegant interior architectural details, including soffits in select locations (varies per plan)
- 18” x 18” ceramic tile flooring in a variety of colors in entry, kitchen, all baths, and laundry
- Plush carpeting over pad in a choice of designer selected colors (varies per plan; see New Home Advisor or Options Consultant for specific locations)
- Interior door hardware levers in satin nickel finish by Schlage®
- Square drywall corners
- 8’ raised-panel interior passage and wardrobe doors
- Two-tone paint packages (choose from four color schemes)
- Stained wood stair rail with iron pickets (two-story plans only)
- Designer-selected interior light fixtures and architecturally specified LED recessed lighting (varies per plan)
- Kohler® bath sinks and toilets throughout the home
- Delta® faucets throughout the home
- Ceramic tile tub/showers in all secondary baths
- Base cabinet in laundry (select locations)
- Two Wireless Access Point prewires, one wireless access point SCO #4 and three CAT6 data jacks to select locations as well as RG6 jacks to all bedrooms, dens, lofts and game rooms.
- Ceiling fan prewires in great room, game room, den, lounge, all bedrooms and covered patio (quantity and locations vary per plan)
- Spacious linen and coat closets
- White rocker light switches
INCLUDED FEATURES

• Soft water loop (soft water system available as an option)
• Combination smoke and carbon monoxide detectors with warning buzzer and battery backup
• Legrand Radiant wireless charger SCO #1
• GE Monogram® appliance package, including 36” five-burner cooktop, built-in single oven and Advantium® oven, 36” island or wall vent hood and ENERGY STAR® dishwasher in stainless steel finish
• Granite slab countertop with 1.5” square edge
• Maple cabinets from Mid Continent Cabinetry® in choice of finish with washable interiors and satin nickel knobs
• Sterling® Carthage™ stainless double single-compartment under-mounted sink with Delta Linden® stainless pullout faucet
• Spacious suite with luxurious bathroom and generous walk-in closets with 8’ raised-panel doors
• Kohler® Memoirs® adult-height his-and-hers lavatories at Master Bath
• Daltile® ONE™ Quartz countertops, Kohler® drop-in sinks, Delta® widespread chrome finish faucets, rectangular free-standing tub, and compartmentalized water closet with Kohler elongated toilet.
• Separate walk-in shower with 12” x 12” ceramic tile surrounds and clear glass shower enclosure
• Spectrally selective exterior glass glazing
• Sealed ducts tested for low leakage
• Insulated ceiling rafters
• Carrier/Bryant® 14-SEER air conditioner with Puron™
• Honeywell® programmable thermostat
• Water saving plumbing fixtures in baths
• Carpet made from recycled materials
• ThermaTru® insulated front entry doors
• Engineered wood products and iLevel® beams
• Efficiency-rated HVAC air filters
• Low formaldehyde insulation
• Low formaldehyde carpet pad
• Low VOC paint
• RainBird® WiFi-ready landscape controller
• Wide selection of GE Monogram®, Bosch®, Thermador® and Gaggenau® appliances, including 48” and 66” refrigerator/freezers, including wine column options
• Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front doors, and stacked upper cabinets
• Variety of sink styles including single- and multi-compartment sinks in stainless steel and composite materials
• Choice of faucet styles and finishes from Delta® and Brizo®
• LED under-cabinet, above-cabinet, soffit and toe-kick task lighting
• Customized backsplash designs in a designer-selected array of materials and finishes
• Recycling center
• Customized solutions for all of your home technology needs including automation, motorized window shades, security systems, cameras, intercom, enhanced Wifi, home theatre and networking
• Choice of designer-selected interior light fixtures
• Additional recessed LED lights
• Reinforced outlets for ceiling hung fixtures
• Additional duplex outlets
• Exterior holiday light outlets

• Santa Fe or Skip Trowel drywall finishes
• Crown molding in select locations
• Upgraded door lever styles and finish
• 8’ mirrored closet doors in master suite
• Closet organizer systems in pantry and all bedrooms
• Customized backsplash and shower surround designs including tile and stone liners, decos and mosaics
• Designer-selected under-mount and vessel sinks for baths
• Framed mirrors in all baths
• Rain shower heads in secondary bath
• Decorative rain glass shower enclosures
• Master Bath Shower Sprayers
• Glass-panel garage door (per plan)
• Linear gas fireplaces (per plan)
• Central vacuum system
• Washer and dryer packages
• Additional cabinetry
• Window covering choices
• Indoor solid-core doors in a variety of styles
• Floating bath cabinets
• Extended laundry cabinets
• Pivoting entry door

*Available at additional cost and subject to construction cutoff dates.

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under “Included with Your Home” or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at an additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturers and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to the use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes

Renderings are artist’s conceptions. All square footage is approximate. Information is accurate as of the date of publication. (9/1/2017)
Pardee Homes proudly presents this neighborhood as LivingSmart, which means that your new home has been enhanced with money-saving, energy-efficient features.

### INCLUDED

<table>
<thead>
<tr>
<th>HEALTH SMART</th>
<th>ENERGY SMART</th>
<th>EARTH SMART</th>
<th>WATER SMART</th>
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</thead>
<tbody>
<tr>
<td>Low-formaldehyde insulation</td>
<td>LED recessed lighting</td>
<td>Plush, stain-resistant carpeting made from recycled material</td>
<td>Delta WaterSense labeled faucets</td>
</tr>
<tr>
<td>Low VOC interior paint</td>
<td>Radiant barrier roof sheathing</td>
<td>Engineered wood</td>
<td>GE ENERGY STAR dishwasher</td>
</tr>
<tr>
<td>MERV 8 air filters</td>
<td>Carrier/Bryant 14-SEER air conditioner</td>
<td>Engineered, insulated entry doors</td>
<td>Water-efficient toilets</td>
</tr>
</tbody>
</table>

### AVAILABLE

<table>
<thead>
<tr>
<th>Low VOC interior paint packages</th>
<th>Central vacuum system, promoting indoor air quality</th>
<th>Reverse osmosis water system at kitchen</th>
<th>GE ENERGY STAR washing machines, dryers, and refrigerators</th>
</tr>
</thead>
<tbody>
<tr>
<td>LED recessed lighting</td>
<td>Additional LED lighting</td>
<td>Tankless water heater</td>
<td>Tankless water heater with on-demand water circulation system</td>
</tr>
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<td>Radiant barrier roof sheathing</td>
<td>Low-fiber flooring using material from quickly rejuvenating managed forests</td>
<td>Convenient recycling center in kitchen</td>
<td></td>
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<td>Carrier/Bryant 14-SEER air conditioner</td>
<td>Low-E spectrally selective glass windows</td>
<td>Programmable thermostat</td>
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• Tankless water heater

• Low-fiber flooring using material from quickly rejuvenating managed forests

• Convenient recycling center in kitchen

• Tankless water heater with on-demand water circulation system

• Low-fiber flooring using material from quickly rejuvenating managed forests

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