

# LUMA



Big on space. Even bigger on style.

by Pardee Homes



## Big on space. Even bigger on style.

Head-turning style and authentic, modern design come together at Luma, a new gated community in Southwest Las Vegas. With 2,639 to 3,028 square feet, Luma's spacious, single-story homes with open floor plans invite you to stretch out and live freely.

These stunning new homes showcase the bold, modern style Pardee Homes is becoming known for all over the Las Vegas Valley. Choose from four stylish exteriors (per plan): Mid-Century Modern, Desert Contemporary, Modern Spanish and Modern Craftsman.

Ideally located in the heart of the 215 Curve, everything you need is within reach at Luma – from key employment centers to everyday essentials. With easy access to major highways, commuting to downtown Las Vegas, Summerlin, McCarran airport or Henderson is a breeze. You're also close to plentiful shopping and dining choices nearby at The Gramercy, IKEA, Downtown Summerlin and more. The Southern Hills Hospital & Medical Center is also just minutes away. And families at Luma will appreciate being close to schools for kids of all ages, including one of the valley's top-rated private high schools.

Welcome to Luma.

# PLAN 1

3 to 4 bedrooms

2.5 to 3 baths

Den

3 Bay Garage

2,639 sq ft

Modeled with Optional -

- Stacking Door at Great Room
- Sliding Glass Door at Master Bedroom
- Extended Covered Patio

TOP: Plan 1A  
Modern Spanish

MIDDLE: Plan 1B  
Modern Craftsman

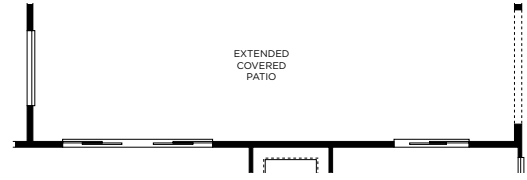
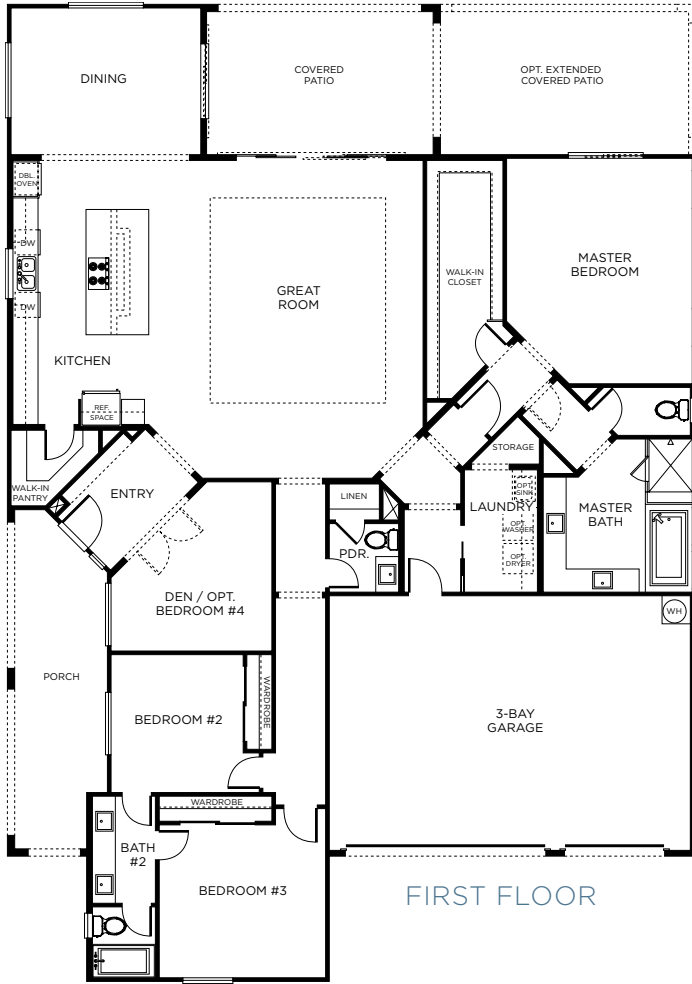
MIDDLE: Plan 1D  
Desert Contemporary

BOTTOM: Plan 1E  
Mid-Century Modern

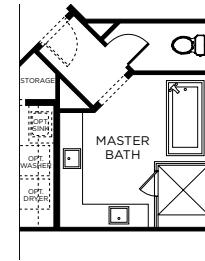
Exterior renderings are artist's conception only and are subject to change at any time without notice.



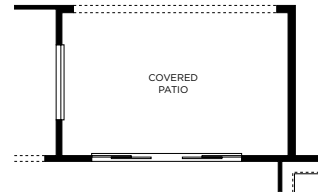
LUMA PLAN 1\*



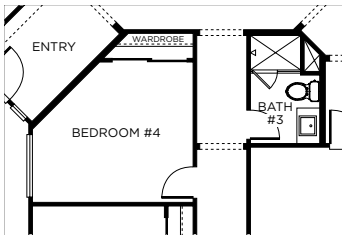
*Optional Extended Covered Patio*



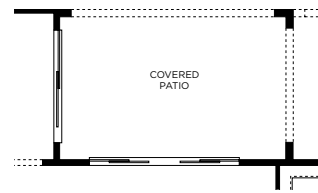
*Optional Free-standing Tub at Master Bath*



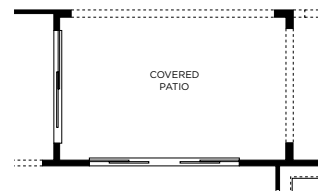
*Optional Media Wall at Covered Patio*



*Optional Bedroom 4 / Bath 3 (in lieu of Den / Powder)*



*Optional Sliding Glass Door at Covered Patio*



*Optional Stackable Doors at Covered Patio*

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## PLAN 2

3 to 4 bedrooms

2.5 baths

Den

2 Bay + Single Bay

Tandem Garage

2,718 sq ft

Modeled with Optional -

- Stacking Door at Great Room



MODEL HOME



TOP: Plan 2A  
Modern Spanish

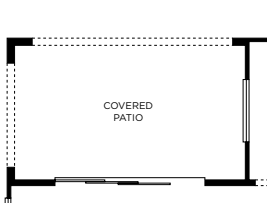
MIDDLE: Plan 2D  
Desert Contemporary

BOTTOM: Plan 2E  
Mid-Century Modern

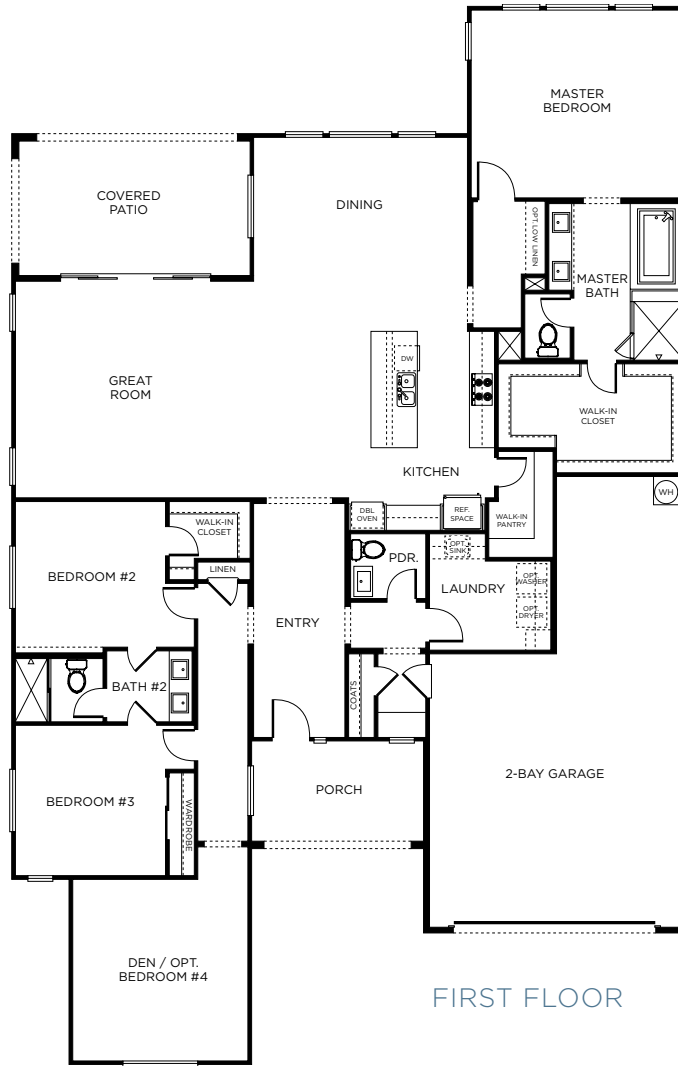


Exterior renderings are artist's conception only and are subject to change at any time without notice.

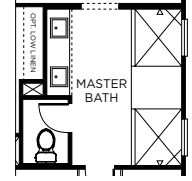
LUMA PLAN 2\*



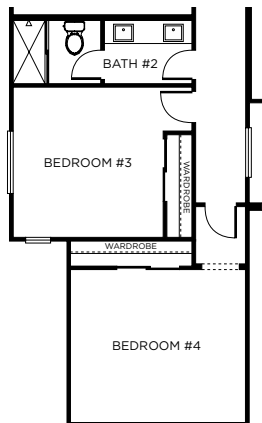
Optional Stackable Door at Covered Patio



FIRST FLOOR



Optional Spa Shower at Master Bath



Optional Bedroom 4 (in lieu of Den)

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## PLAN 3

4 bedrooms  
3 baths  
Game Room  
3,028 sq ft

Modeled with Optional -

- Stacking Door at Great Room
- Stacking Glass Door at Dining Room
- Spa Shower at Master Bath
- Media Wall at Patio

TOP: Plan 3A  
Modern Spanish

MIDDLE: Plan 3B  
Modern Craftsman

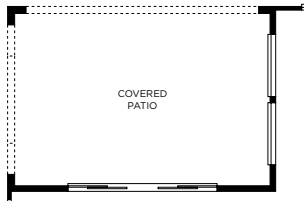
MIDDLE: Plan 3D  
Desert Contemporary

BOTTOM: Plan 3E  
Mid-Century Modern

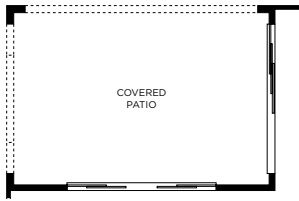
Exterior renderings are artist's  
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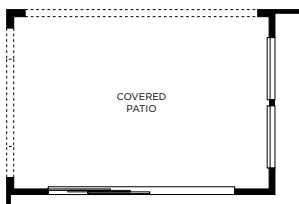
LUMA PLAN 3\*



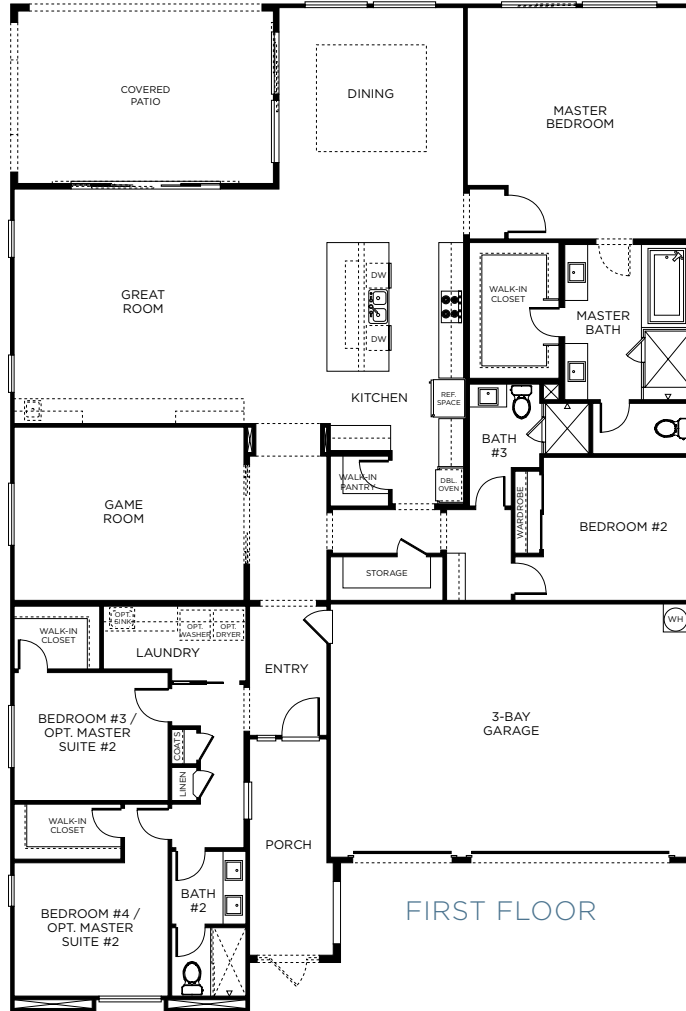
*Optional Media Wall at Covered Patio*



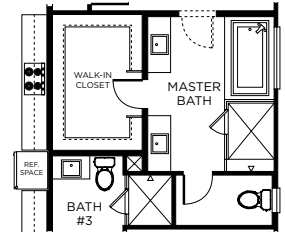
*Optional Stackable Door at Covered Patio (in lieu of 6' Sliders)*



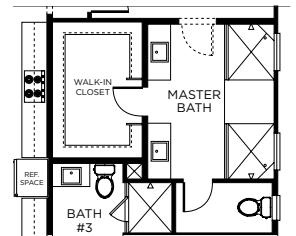
*Optional Stackable Door at Covered Patio (in lieu of Slider)*



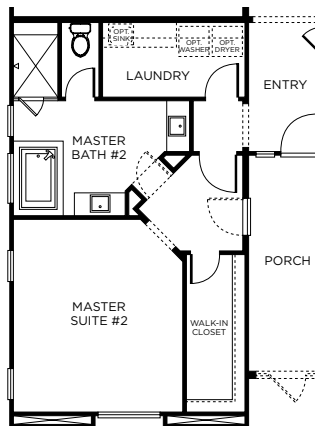
FIRST FLOOR



*Optional Free-standing Tub at Master Bath*



*Optional Shower at Master Bath*



*Optional Master Suite #2 (in lieu of Bedrooms 3 & 4)*

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# INCLUDED FEATURES

- Architecturally specified exterior color palettes
- Paver driveways and walkways in designer-selected color to complement exterior elevations
- 3080 Therma Tru® insulated composite entry door
- Decorative entry door hardware in satin nickel finish by Schlage
- Elegant 5" baseboards
- Steel sectional roll-up garage doors (varies per exterior elevation)
- Garage door opener (2-bay door)
- Weatherproof exterior electrical outlets in select locations
- Designer-selected coach lights (quantity & style varies per plan & elevation)
- Vinyl windows with dual-paned, Low-E, spectrally selective glass
- Desert front yard landscape
- 12' gliding doors to outdoor living area
- Dramatic 9' 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 sales representative or options consultant for specific locations)
- Interior door hardware levers in satin nickel finish by Schlage
- Raised-panel interior passage and wardrobe doors
- Two-tone paint packages (choose from four color schemes)
- Architecturally-specified LED recessed and surface-mounted lighting (varies per plan)
- Fully integrated multimedia wiring system and RG6 jacks to all bedrooms and game rooms. See a New Home Advisor for all the details of this home wiring package.
- Ceiling fan prewires in great room, game room, all bedrooms and dens (quantity and locations vary per plan)
- Spacious linen and coat closets
- White rocker light switches
- Soft water loop (soft water system available as an option)
- Smoke and smoke/CO detectors with warning buzzer and battery backup
- GE appliance package, including 36" five-burner cooktop, built-in single oven and microwave, 36" vent hood and dishwasher in stainless steel finish
- 36" downdraft Plan 1
- Granite slab countertop with 1.5" eased edge
- Maple cabinetry in "natural" finish with washable interiors, 3" crown and satin nickel knobs
- Stainless steel dual-compartment under-mounted sink with Delta Linden™ chrome pullout faucet
- Spacious master suite with luxurious bathroom and generous walk-in closets with raised-panel doors
- Adult-height his-and-hers master bath lavatories with quartz countertops, undermount sinks, Delta chrome finish faucets, deep soaking bathtub, and compartmentalized water closet with elongated toilet.
- Separate walk-in shower with choice of 12" x 12" ceramic tile surrounds and clear glass shower enclosure
- Sealed HVAC ducts tested for low leakage
- Efficient 50-gallon water heater
- Radiant roof barrier
- Carrier/Bryant 14-SEER air conditioner with Puron™ and programmable thermostat
- ENERGY STAR® dishwasher
- Water saving plumbing fixtures in baths
- Carpet made from recycled materials
- Engineered wood products and iLevel® beams
- Efficiency-rated HVAC air filters
- Low formaldehyde insulation
- Low formaldehyde carpet pad
- Low VOC paint
- Paver driveway/walkways/front porch
- Solar tube (Plan 1)

Please see important disclaimer on next page for additional details.

# AVAILABLE FEATURES

- Wide selection of GE and Monogram appliances, including 42" and 48" refrigeration options
- Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front and tilt-up doors, stacked upper cabinets, soft close doors and drawers
- Variety of sink styles including single- and multicompartment sinks in stainless steel and composite materials
- Choice of faucet styles and finishes from Delta
- LED under-cabinet task lighting
- Customized backsplash designs in a designer-selected array of materials and finishes
- Recycling center cabinet in kitchen
- Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced Wifi, home theatre and networking
- Choice of designer-selected interior light fixtures
- Additional recessed LED lights
- Reinforced outlets for hanging fixtures or wall sconces
- Additional duplex outlets
- Exterior holiday light outlets
- Skip Trowel drywall finish
- Square drywall corners
- Pocket doors in select locations, per plan
- Crown molding in select locations
- Upgraded door lever styles and finish
- Mirrored closet doors in master suite
- Closet organizer systems in pantry and all bedrooms
- 5-panel interior doors
- Additional interior paint colors
- Stacking doors to outdoor living
- Outdoor living media wall
- Customized backsplash and tub/shower surround designs including tile and stone liners, decos and mosaics
- Variety of faucet finish choices and styles
- Framed mirrors
- Tub enclosures in secondary bath tubs
- Decorative rain glass tub/shower enclosures
- Master Bath freestanding tub
- Master Bath spa shower (no tub)
- Central vacuum system
- Washer and dryer packages
- Additional cabinetry
- Window covering choices
- Laundry cabinets and sink
- Tankless water heater
- BBQ stub

\*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. (6/2017)



Pardee Homes proudly presents this neighborhood as LivingSmart,® which means that your new home has been enhanced with money-saving, energy-efficient features.

	INCLUDED	AVAILABLE
 <b>HEALTH SMART</b>	<ul style="list-style-type: none"> <li>• Low-formaldehyde insulation</li> <li>• Low VOC interior paint</li> <li>• MERV 8 air filters</li> </ul>	<ul style="list-style-type: none"> <li>• Low VOC interior paint packages</li> <li>• Central vacuum system, promoting indoor air quality</li> <li>• Reverse osmosis water system at kitchen</li> </ul>
 <b>ENERGY SMART</b>	<ul style="list-style-type: none"> <li>• LED recessed lighting</li> <li>• Radiant barrier roof sheathing</li> <li>• Carrier/Bryant 14-SEER air conditioner</li> <li>• Low-E spectrally selective glass windows</li> <li>• Programmable thermostat</li> </ul>	<ul style="list-style-type: none"> <li>• GE® ENERGY STAR® washing machines, dryers, and refrigerators</li> <li>• Additional LED lighting</li> <li>• Tankless water heater</li> </ul>
 <b>EARTH SMART</b>	<ul style="list-style-type: none"> <li>• Plush, stain-resistant carpeting made from recycled material</li> <li>• Engineered wood</li> <li>• Engineered, insulated entry doors</li> </ul>	<ul style="list-style-type: none"> <li>• Low-fiber flooring using material from quickly rejuvenating managed forests</li> <li>• Electric car charging station</li> <li>• Convenient recycling center in kitchen</li> </ul>
 <b>WATER SMART</b>	<ul style="list-style-type: none"> <li>• Delta WaterSense® labeled faucets</li> <li>• GE® ENERGY STAR® dishwasher</li> <li>• Water-efficient toilets</li> </ul>	<ul style="list-style-type: none"> <li>• Tankless water heater with on-demand water circulation system</li> </ul>
 <b>HOME SMART</b>	<ul style="list-style-type: none"> <li>• Fully integrated multimedia wiring system and RG6 jacks to all bedrooms and game rooms</li> </ul>	<ul style="list-style-type: none"> <li>• Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced Wifi, home theatre, networking and more</li> </ul>

