Stylish living in the Cliffs village at Summerlin

This gated community wows with bold architecture and fresh, modern designs. You’ll love coming home to sloping rooflines, contemporary shapes and attractive details that stand out from the crowd. This is Family Life, Restyled. Three all-new floor plans offer 2,463 to 3,265 square feet, up to 5 beds, up to 4 baths, and single- and two-story options for as much space as you need.

Terra Luna 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 at Summerlin enjoy open spaces, inspiring vistas, more than 150 parks, excellent schools and a new-urbanist downtown area. Families at Terra Luna will especially appreciate being close to the brand-new Shelley Berkley Elementary School, and Wet’n’Wild water park.

Welcome to Terra Luna, a new neighborhood by Pardee Homes.
PLAN 1*

- 3 Bedrooms
- 2.5 Baths
- Den
- Covered Patio
- 2-bay Garage
- 2,463 sq ft

Optional Features Shown -
- Stacking Door at Covered Patio
- Spa shower at Master Bath
- Wine Storage at Dining Room

Also Available -
- Stacking Doors without Post at Covered Patio

TOP: Plan 1A
Pitch

MIDDLE: Plan 1B
Fold

BOTTOM: Plan 1C
Nevada Modern

*PRELIMINARY RENDERINGS
PLAN 2

- 3 - 4 Bedrooms
- 2.5 - 3.5 Baths
- Outdoor Lounge
- Covered Patio
- 3-Bay Tandem Garage
- 2,985 sq ft

Optional Features Shown -
- Stacking & Sliding Doors at Courtyard
- Stacking Door at Kitchen
- Floating Staircase
- Door at Courtyard Entry

Also Available -
- Bedroom 4 & Bath 3 ILO Garage Bay
- Den ILO Garage Bay
- Sliding Door at Great Room
- Spa Shower at Master Bath

TOP: Plan 1A
Pitch

MIDDLE: Plan 1B
Fold

BOTTOM: Plan 1C
Nevada Modern

*PRELIMINARY RENDERINGS
TERRA LUNA PLAN 2*

FIRST FLOOR

- GREAT ROOM
- DINING
- ENTRY
- COURTYARD
- OUTDOOR LOUNGE
- 3-BAY TANDEM GARAGE
- OPTIONAL DEN
- OPTIONAL BEDROOM
- BEDROOM #4
- BATH #3
- WASHING MACHINE/DRYER
- SHOWER
- LINEN
- WARDROBE
- PERFECT SPOT
- DROP ZONE
- COAT DROP ZONE

SECOND FLOOR

- MASTER BEDROOM
- MASTER BATH
- WALK-IN CLOSET
- WALK-IN PANTRY
- LAUNDRY
- LOFT
- BEDROOM #2
- WALK-IN CLOSET
- WASHING MACHINE/DRYER
- SHOWER
- LINEN
- WARDROBE
- PERFECT SPOT
- DROP ZONE
- COAT DROP ZONE

Optional Den in lieu of Tandem Garage
Optional Bedroom 4/Bath 3 in lieu of Tandem Garage
Courtyard with Standard Glider in lieu of Optional Stacking Doors
Optional Spa Shower at Master Bath
Standard Glider in lieu of Stacking Doors at Kitchen

*PRELIMINARY PLANS
PLAN 3*

- 4 Bedrooms
- 3.5 Baths
- Den
- Covered Patio
- 3-bay Tandem Garage
- 3,144 sq ft

Optional Features Shown -
- Wet Bar at Den
- Stacking Door at Covered Patio and Dining Room

Also Available -
- Prep Kitchen at Pantry

TOP: Plan 1A
Pitch

MIDDLE: Plan 1B
Fold

BOTTOM: Plan 1C
Nevada Modern

*PRELIMINARY RENDERINGS
TERRA LUNA PLAN 3*

**FIRST FLOOR**
- Covered Patio
- Great Room
- Dining
- Kitchen
- Den
- Entry
- Porch
- PDR
- Covered Pantry
- Prep Kitchen at Walk-in Pantry
- Optional Prep Kitchen
- Standard Bath 3 in lieu of Optional Shower
- Master Bedroom
- Master Bath
- Bedroom #3
- Bedroom #2
- Optional Shower
- Linen Wardrobe
- Storage
- 3-Bay Tandem Garage

**SECOND FLOOR**
- Bedroom #4
- Optional Open Railing
- Optional Cabinets & Sink
- Linen Laundry
- Optional Laundry
- Walk-in Closet
- Open to Below
- Optional Shower Seat
- Optional Linen
- Open
- 3 Bay Tandem Garage

*PRELIMINARY PLANS*
PLAN 4*

- 4 - 5 Bedrooms
- 3.5 - 4.5 Baths
- Bonus Room
- Covered Patio
- 2-Bay + Swing-Bay Garages
- 3,265 sq ft

Optional Features Shown -
- Bedroom 5 and Bath 4 ILO Lounge
- Stacking Door at Covered Patio with Corner Post
- Spa Shower at Master Bath
- Shower ILO Tub/Shower Bath 2
- Wet Bar at Bonus Room

Also Available -
- Stacking Door at Covered Patio without Corner Post

TOP: Plan 1A
Pitch

MIDDLE: Plan 1B
Fold

BOTTOM: Plan 1C
Nevada Modern

*PRELIMINARY RENDERINGS
HOMES OF DISTINCTION
With elegant details and modern architectural styles, including Pitch, Fold and Nevada Modern, the homes of Terra Luna exude vibrancy and unsurpassed sophistication.

• Architecturally specified exterior color palettes
• Paver driveways and walkways in designer-selected color to complement exterior elevations
• 8’ tall, extra-wide Therma Tru® composite entry door
• Decorative entry door hardware in satin nickel finish by Schlage
• Elegant 5” baseboards
• Steel sectional roll-up garage doors (varies by elevation)
• Garage door opener (2-bay door)
• Weatherproof exterior electrical outlets in select locations
• Designer-selected coach lights (quantity and style varies per plan and elevation)
• Vinyl windows with dual-paned, spectrally selective glass

IMPRESSIVE INTERIORS

• 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
• Knockdown drywall texture
• Two-panel interior doors
• Two-tone paint packages (choose from four color schemes)
• Paint-grade wood stair rail with pony walls at second floor
• Architecturally specified LED lighting (varies per plan)
• Tub with tile walls in secondary baths

INCLUDED FEATURES
(continued)
INCLUDED FEATURES

WIRED FOR TODAY

• Each home at Terra Luna comes complete with a fully integrated multimedia wiring system, two CAT6 data jacks to select locations and RG6 jacks to all bedrooms, dens, lofts and bonus rooms (see a New Home Advisor for all the details of this enhanced home wiring package).

HOUSEHOLD COMFORTS AND SAFETY

• Ceiling fan prewires in great room, loft or bonus room, all bedrooms and covered patio (quantity and locations vary per plan)
• 14-SEER air conditioner
• Spacious linen and coat closets
• White rocker light switches
• Soft water loop (soft water system available as an option)
• Smoke detectors with warning buzzer and battery backup

THE GOURMET KITCHEN

• GE appliance package, including 36” five-burner cooktop, built-in single oven and microwave, 36” vent hood and dishwasher in stainless steel finish
• Granite slab countertop with 1.5” eased edge
• Maple cabinetry in choice of finish with washable interiors, crown and satin nickel knobs
• Stainless steel dual-compartment undermounted sink with Delta Linden™ chrome pullout faucet

MASTER BEDROOM SUITE

• Spacious suite with luxurious bathroom and generous walk-in closets with raised-panel doors
• Adult-height his-and-hers lavatories with Dal ONE™ 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
Pardee Homes is proud to offer a wide variety of optional features.* Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your New Home Advisor for additional customizing opportunities.

**AVAILABLE FEATURES**

**CHOICES FOR YOUR GOURMET KITCHEN**
- Wide selection of GE Profile, Café and Bosch appliances, including 48” refrigeration option
- Cabinet choices include contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front doors, and stacked upper cabinets
- Variety of sink styles include single- and multi-compartment 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
- Pantry Organizers

**ELECTRICAL AND SMART-HOME OPPORTUNITIES**
- Choice of designer-selected interior light fixtures
- Additional LED lights
- Reinforced outlets for hanging fixtures or wall sconces
- Additional duplex outlets
- Exterior holiday light outlets

**INTERIOR FINISH SELECTIONS**
- Santa Fe or Skip Trowel drywall finishes
- Stacking doors in select locations
- Crown molding in select locations
- Upgraded door lever styles and finishes
- Mirrored closet doors in master suite
- Closet organizer systems in all bedrooms
- 1-panel and 2-panel interior doors

(continued)
BATHROOM SUITES

- Customized backsplash and tub/shower surround designs, including tile and stone liners, decos and mosaics
- Variety of faucet finish choices and styles
- Framed or lighted mirrors in all baths
- Tub enclosures in secondary bathtubs
- Decorative rain glass tub/shower enclosures
- Tile shower stall in secondary baths
- Floating Cabinets
- Spa Shower at master bath- Plan 1,2,4

OTHER ALTERNATIVES

- Glass inserts at garage door
- Central vacuum system
- Washer and dryer packages
- Additional cabinetry
- Window covering choices
- WiFi thermostat
- Floating wood staircase- Plan 2

*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. (3/1/2018)
Pardee Homes proudly presents this neighborhood as LivingSmart, which means that your new home has been enhanced with money-saving, energy-efficient features.

**INCLUDED**

- Low-formaldehyde insulation
- Low VOC interior paint
- MERV 8 air filters
- LED lighting
- Radiant barrier roof sheathing
- Carrier/Bryant 14-SEER air conditioner
- Low-E spectrally selective glass windows
- Programmable thermostat
- Plush, stain-resistant carpeting made from recycled material
- Engineered wood
- Engineered, insulated entry doors
- Delta WaterSense labeled faucets
- GE ENERGY STAR dishwasher
- Water-efficient toilets

**AVAILABLE**

- Low VOC interior paint packages
- Central vacuum system, promoting indoor air quality
- Reverse osmosis water system at kitchen
- GE ENERGY STAR washing machines, dryers, and refrigerators
- Additional LED lighting
- Tankless water heater
- Low-fiber flooring using material from quickly rejuvenating managed forests
- Tankless water heater with on-demand water circulation system