

**LAKE LAS VEGAS.**  
*Time To Move Up.*



**3x Gold!**  
VOTED  
BEST MASTER PLANNED  
COMMUNITY  
2020, 2022, 2023  
BEST GOLF COURSE 2022

**BEST<sup>®</sup> of LAS VEGAS**  
GOLD WINNER  
LAS VEGAS REVIEW-JOURNAL 2023  
BESTOFLASVEGAS.COM

**NEW BULD HOMES**

SCAN

WWW.LAKELASVEGAS.COM





**LAKE LAS VEGAS.**  
*Welcome Home!*



**Reflection Bay Golf**

Play The Bay, Today.  
(702) 740-4653  
ReflectionBayGolf.com



**Lake Las Vegas Sports Club**

Clubhouse / Office 7am - 7pm  
Pool 5:30am - 10pm\*  
Gym Open 24 hours\*  
\*Key FOB required after hours  
LLVSportsClub.com



**Seasons Grocery & Deli**

In The Village, open daily.  
Seasons Grocery 7am - 7pm.  
Deli 7am - 5pm.



**LAKE LAS VEGAS** Las Vegas | **Sotheby's**  
**Lake Las Vegas**  
**Real Estate Information Center**  
2030 Lake Las Vegas Pkwy  
FOR MORE INFORMATION  
CALL TAMMY: (702) 538-5571

IG @LAKELASVEGAS



**Del Webb by Pulte**

55+ Active adult community  
single-story homes, twelve floor  
plans to choose from.  
Approx. 1,285 - 2,736 Sq. Ft.  
From the mid \$400,000s  
Models open. Call for hours.  
(702) 718-8593



**Marble Mesa  
by Richmond Homes**

All single-story community.  
3 - 4 Bedroom options.  
Approx. 1,740 - 2,150 Sq. Ft.  
From the high \$500,000s  
Models open. Call for hours.  
(702) 638-4440



**Riviera Vista  
by Lennar**

Brand new Lennar community  
offering two-story single-family  
homes.  
Approx. 2,205 - 2,405 Sq. Ft.  
Coming soon!  
Call: (833)-917-0286



**Verona by Taylor Morrison**

Offers 127 two-story homes  
tucked away amidst a serene  
lake and bighorn sheep.  
Approx. 2,222-2,723 Sq. Ft.  
From \$499,900  
Models open. Call for hours.  
(702) 942-3301



**Marbella  
by Taylor Morrison**

Create your very own oasis at  
Marbella. Enjoy some of the most  
attractive golf course views.  
Approx. 2,359 - 2,574 Sq. Ft.  
From the low \$700,000s  
Models open. Call for hours.  
(702) 942-7367



**Portofino  
by Taylor Morrison**

Your lakeside refuge.  
All single-story community.  
3 - 4 Bedrooms, 2 - 3 bay  
garage.  
Approx. 1,990-3,432 Sq. Ft.  
From the mid \$500,000s  
Models open. Call for hours.  
(702) 874-8442



**Shoreline by Blue Heron**

Private gated community.  
Two story with 3rd level option.  
Approx. 2,750 - 3,659 Sq. Ft.  
From the mid \$1 million.  
Models open. Call for hours.  
(702) 531-3000



**Bella Strada  
by Toll Brothers**

Ultra-private, guard gated  
community of single-story  
homes w/ opt. rooftop decks.  
Approx. 2,970 - 3,468 Sq. Ft.  
From the low \$1 million.  
Models open. Call for hours.  
(855) 700-8655



**Strata by Blue Heron**

Ultra-private, gated community  
with just 19 homesites.  
Approx. 2,870 - 4,688 Sq. Ft.  
From the low \$1 million.  
Call: (702) 531-3000



**Velaris by Blue Heron**

Within The Island, guard gated  
community.  
Where Architectural Excellence  
Meets the Beauty of The Island.  
Approx. 2,870 - 4,688 Sq. Ft.  
From the low \$1 million.  
Call: (702) 531-3000



**Arvada by Blue Heron**

Within The Island, guard gated  
community.  
Where Design and Waterfront  
Luxury Converge.  
Approx. 3,832 - 7,749 Sq. Ft.  
From the low \$2 million.  
Call: (702) 531-3000



**The Island Custom Lots**

Guard gated waterfront  
half-acre custom lots, that only  
a few homeowners will enjoy.  
From \$790,000  
Call Gene: (702) 497-0300  
Gene@LasVegasSir.com

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