

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



= Guard Gated

**4x Gold**

VOTED  
BEST MASTER PLANNED  
COMMUNITY  
2020, 2022, 2023, 2024  
BEST GOLF COURSE 2022

**BEST**  
LAS VEGAS  
2024 WINNER  
LAS VEGAS REVIEW JOURNAL  
BEST OF LAS VEGAS.COM

**NEW BUILD HOMES**

SCAN Q.R

WWW.LAKELASVEGAS.COM

Lake Las Vegas® is a registered trademark of Lake Las Vegas Recovery Acquisition, LLC and LIV Golf Recovery Acquisition, LLC and is used for marketing of new homes in Henderson, Nevada USA. All Rights Reserved. Plan, pricing, product information and availability are subject to change without notice. All square footages are approximate. The design, construction and sale of homes is the sole responsibility of community builders. Lake Las Vegas (including its related entities) are not designing, constructing or offering homes for sale in any community. Actual custom homes will vary. All homes are subject to prior sale. Renderings are an artist's conception and are subject to change. Models do not reflect racial preference.







### 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



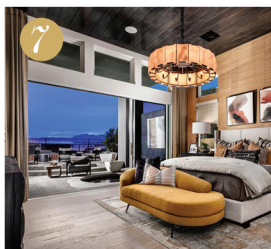
### Del Webb by Pulte

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



### 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 mid \$700,000s  
See models at Portofino.  
(702) 942-7367



### Incanta Lago by Toll Brothers

A gated community offering  
refined lakeside living.  
Approx. 2,488 - 3,293 Sq. Ft.  
From the low \$900,000's  
Call for hours. (725) 268 - 7300



### 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



### Riviera Vista by Lennar

Brand new Lennar community  
offering two-story single-family  
homes.  
Approx. 2,205 - 2,405 Sq. Ft.  
From the low \$500,000s  
Models open. Call for hours.  
(833) 917-0286



### 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



### 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.  
Appointment only, call.  
(855) 700-8655



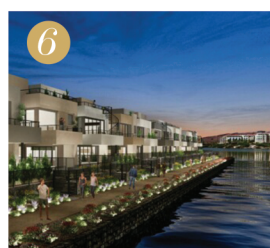
### Arvada by Blue Heron

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



### 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 the high \$400,000s  
Models Open. Call for hours.  
(702) 942-3301



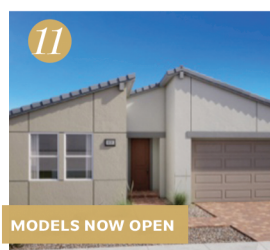
### Shoreline by Blue Heron

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



### Strata by Blue Heron

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



### Lago Del Sol by Lennar

3 Collections of single - story  
homes.  
Approx. 2,126 - 2,668 Sq. Ft.  
From the low \$600,000s  
Models open. Call For Hours.  
(833) 917-0286



12

HALF ACRE LOTS

### The Island Custom Lots

Guard gated waterfront half-acre custom lots, that only a few homeowners will enjoy.  
From \$900,000s  
Call Gene: (702) 497-0300 | Gene@LasVegasSir.com