

LAGO VISTA AT LAKE LAS VEGAS

THE BEST OF LAKE AND GOLF COURSE LIVING



Creating “a destination within a destination” is no easy feat, especially in a city like Las Vegas. But Lake Las Vegas has become one of the must-see locations in the valley, for rarely has the term ‘oasis’ been applied so accurately. In this superb setting of lake and mountain views, visitors and residents enjoy endless opportunities for rest and recreation, with all the luster and lights of the Las Vegas Strip only minutes away. It is an uncommon environment, highly prized for that very reason. And the luxury community Lago Vista is at the center of it all.

“The Lake Las Vegas lifestyle is truly all-inclusive, in ways that can’t be found at any other community in Southern Nevada. And Lago Vista really captures that essence,” confirms Kim Chitwood, Director of Marketing for William Lyon Homes.

“Not only is the location itself inspiring, but this gated neighborhood along the shore is the epitome of village living. The Reflection Bay Golf Course and Club is literally next door, there’s biking, hiking and water sports – with easy beach access from Lago Vista - plus shopping, dining, events, and nightlife. There are even nearby luxury resorts to accommodate your guests.

“But it’s the homes of Lago Vista that spark the imagination,” continues Chitwood. “Whether you work in the city or spend your time immersed in the Lake Las Vegas experience, a home at Lago Vista is simply the perfect foundation from which to begin and end your day.”

Four designs are offered at this limited collection of 52 properties that showcase exclusive luxury at every turn. Inspiring architecture presents a dynamic environment of indoor-outdoor living that takes full advantage of every natural element this space allows.

Signature William Lyon style and quality are found in every detail of the homes at Lago Vista – from extraordinary exteriors and innovative use of natural materials, to the flow, atmosphere, and finishing features found within. Sizes range from the newest single-story addition – Residence Four at 3,733, plus three two-story designs up to 5,032 square feet. Prices begin at \$765,000.

Residence Four brings a spacious and exciting single-story addition to Lago Vista with three bedrooms, 3.5 baths, plus a den. It includes an expansive foyer that leads beyond a casual bar and seating area into an inviting gathering space. Bordered by a gourmet kitchen with island seating and

adjacent buffet, views throughout the main living areas are unsuppressed and flow through multi-slide doors to the covered veranda and property beyond. Sleeping areas are at the three corners of the residence, allowing for exclusive privacy.

The two-story Residence One presents with mild contemporary flavor and possesses layers of architectural interest that offer brief glimpses of the grand interior design. Greeted with views of (and through) an interior courtyard to the Great Room and covered veranda beyond, there remains the discovery of a generous gourmet kitchen with work island and extended seating bar. Priced from \$781,000, this design continues with three bedrooms above, 4.5 baths, a full guest suite on the main level, and includes covered decks or balconies at all bedrooms.

Residence Two utilizes interior and exterior elements to complement each other from any viewpoint. This two-story plan - at 4,658 and priced from \$805,000 - features three bedrooms plus a main level guest suite, and 4.5 baths. Perfectly suited for grand entertaining, the Great Room allows easy conversation from all adjacent areas including the bar, gathering space, dining area, gourmet kitchen, and the expansive covered veranda. Interior architecture artfully draws light and volume with open views from upper bridges and strategically-placed windows. The master suite occupies an entire upper wing and is a haven of its own, with both a covered deck at the rear and balcony at the front elevation.

At 5,032 square feet, Residence Three is the largest two-story design and includes four bedrooms and four full baths plus two powder baths. A spacious loft is accessed via bridges and overlooks that offer enormous views both inside and out. Priced from \$835,000, it includes a main level master suite in one wing with a generous retreat placed at the rear of the home – maximizing natural lighting opportunities and providing easy access to the veranda. Visitors gain access to the second floor through a floating staircase to upper bridges featuring 360-degree views. Secondary bedrooms above each include a private front balcony or rear deck.

Personalizing opportunities for the homes at Lago Vista are extensive, and buyers will have the ability to work with a dedicated Design Consultant at William Lyon Homes’ Design Studio located in Downtown Summerlin.



One of the most exceptional features of a William Lyon home is the inclusion of the builder's 3-Year Warranty & Service Program, which underscores its commitment to uncompromising service, dependability, and peace of mind.

It matters who your builder is and William Lyon Homes is a company built upon a legacy of pride and integrity that has earned a solid track record for outstanding construction and service since 1956. A team of visionaries dedicated to providing a high quality home buying experience, William Lyon Homes goes above and beyond current industry standards to care for their customers.

William Lyon Homes is a well-respected brand currently operating in market areas across the Western region, with communities throughout California, Arizona, Nevada, Colorado, Oregon and Washington. William Lyon Homes' shares are publicly traded on NYSE under the symbol WLH. For updated information and to learn more, visit www.lyonhomes.com.



Lago Vista can be visited via either Lake Mead Drive or Galleria Parkway. Travel east on either road to Lake Las Vegas Parkway and turn left, then right on Montelago Blvd., then follow the signs. Parking for visitors is also available at the adjacent Reflection Bay Golf Club. For more information, contact Barbara Stone at the Lago Vista sales office, 702.856.0718, or visit www.LyonHomes.com.



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