



tri pointe[®]
HOMES

BOBBY BERK X tri pointe[®] HOMES

Bobby Berk is widely recognized as a design expert and Emmy-winning TV host, yet his path to stardom was anything but overnight. With a wealth of experience in the creative and design realms, he fearlessly ventured into establishing his own brand. Showcasing a distinctive blend of hip, urban and elevated, Bobby's designs radiate a chic and welcoming essence that harmonizes seamlessly with every individual's unique lifestyle. Tri Pointe Homes' partnership with Bobby began in 2015 and naturally evolved over the years to include design collaborations at communities across the U.S.

TAKE OUR STYLE FINDER QUIZ



Come home to Grand Park

Outdoor living gets elevated with airy loggias, covered courtyards, breezy design by Bobby Berk, and a front-row seat for Summerlin's brand new Grand Park. Explore four single- and two-story single-family homes.





Edgewood Plans 1 - 4

1,995 - 2,644 sq ft | 3 - 4 Bedrooms | 2.5 - 3.5 Baths | 2 Bay Garages

Life-changing by Design

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Edgewood Plan 1 - Preliminary Floor Plans



1,995 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



1A MODERN



1B RANCH



1C TERRITORIAL RANCH



Optional Primary Bath
Spa Shower



Optional Upper Cabinets /
Laundry Sink



Optional Mirador 2
at Primary Suite



Optional Dining Stacking
Sliding Glass Door



Optional Bath 2 Shower

*Floorplans are preliminary.

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Edgewood Plan 2 - Preliminary Floor Plans



2,390 sq ft | 3 Bedrooms | 3.5 Baths | 2 Bay Garage



2A MODERN



2B RANCH



2C TERRITORIAL RANCH

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Optional Primary Bath
Spa Shower



Optional Upper Cabinets /
Laundry Sink



Optional Mirador 2
at Primary Suite



Optional Dining Stacking
Sliding Glass Door



Optional
Bath 2 Shower



Optional
Bath 3 Shower



Edgewood Plan 3 - Preliminary Floor Plans

2,516 sq ft | 3 - 4 Bedrooms | 3 Baths | 2 Bay Garage



3A MODERN



3B RANCH



3C TERRITORIAL RANCH

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Edgewood Plan 4 - Preliminary Floor Plans



2,644 sq ft | 3 - 4 Bedrooms | 3.5 Baths | 2 Bay Garage



4A MODERN



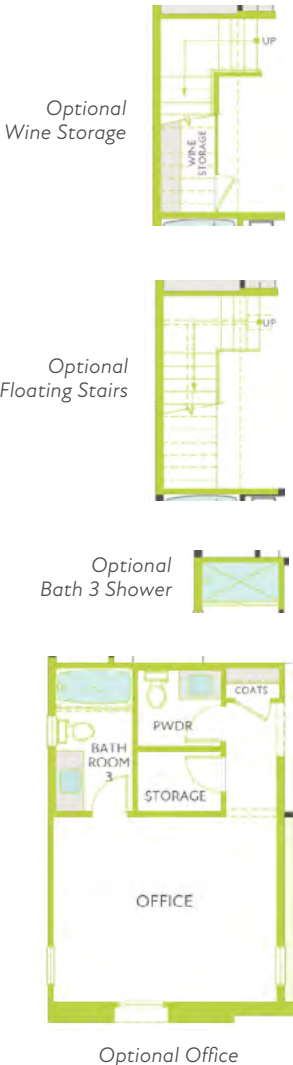
4B RANCH



4C TERRITORIAL RANCH

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INCLUDED FEATURES

CURB APPEAL

- ▶ Architecturally specified exterior color palettes
- ▶ Paver driveways, walkways and outdoor living area in designer-selected color to compliment exterior elevations
- ▶ 8’ tall Therma Tru® composite entry door
- ▶ Decorative entry door hardware in satin nickel finish by Schlage®
- ▶ 8’ tall steel sectional roll-up garage doors
- ▶ Weatherproof exterior electrical outlets in select locations

THE DETAILS

- ▶ 8’ Interior doors throughout home
- ▶ Primary Suite featuring walk-in closets
- ▶ 17”x17” ceramic tile flooring. Standard carpet and tile only offered in one color in entry, kitchen, all baths and laundry
- ▶ Plush carpeting over pad in choice of designer-selected colors (varies per plan)
- ▶ Interior door hardware levers in satin nickel finish
- ▶ Square drywall corners
- ▶ Knockdown drywall texture
- ▶ Paint-grade wood hand rails, paint-grade wood cap on all pony walls
- ▶ LED interior lighting

BEAUTIFUL BATHROOMS

- ▶ All bathrooms include raised-height vanities
- ▶ Quartz countertops
- ▶ Undermount sinks in all baths
- ▶ Delta chrome finish faucets
- ▶ Compartmentalized water closet with elongated toilet
- ▶ Tile shower in primary bath

ENERGY AND EARTH FRIENDLY

- ▶ Ceiling fan prewires in great room, loft, flex space and all bedrooms (quantity and location vary per plan)
- ▶ Energy efficient heating and air conditioning system
- ▶ Tankless water heater with standard hot water loop
- ▶ Soft water loop (soft water system available as an option)
- ▶ Smoke detectors with warning buzzer and battery backup
- ▶ Vinyl windows with dual-paned, spectrally selective glass
- ▶ Water efficient toilets
- ▶ Electrical vehicle charging outlet
- ▶ Whole Home Surge Protection

KITCHEN ENVY

- ▶ GE® appliance package including cooktop, single oven, hood, microwave and dishwasher
- ▶ Quartz slab countertop with 1.5” eased edge
- ▶ Stainless steel dual-compartment under-mounted sink
- ▶ Delta Touch 2 O faucet
- ▶ 42” upper cabinets
- ▶ Large kitchen islands

DISTINCTIVELY INTELLIGENT

- ▶ Features HomeSmart® with activation and support
- ▶ HomeSmart® package includes
 - Mesh WiFi System
 - Voice Controlled Device (2 qty)
 - Smart Switches (2 qty)
 - WiFi Thermostat
 - Smart Doorbell
 - Smart Garage Door Opener
 - Smart Irrigation Clock
 - 42” Centralized Enclosure for RG6 CAT Distribution
 - Standard outlet at Primary toilet for optional “Smart Toilets”

AVAILABLE FEATURES

At our Design Studio we 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 Design Studio Consultant for additional customizing opportunities.

CHOICES FOR YOUR GOURMET KITCHEN

- ▶ Selection of GE and Café appliances
- ▶ Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front doors and 3” crown
- ▶ Variety of sink styles including single- and multi-compartment sinks in stainless steel and composite materials
- ▶ Choice of kitchen faucet styles and finishes from Delta
- ▶ LED under-cabinet task lighting
- ▶ Customized backsplash designs in a designer- selected array of materials and finishes

INTERIOR CHOICES

- ▶ Santa Fe drywall finishes
- ▶ Two-tone interior paint
- ▶ Upgraded door lever styles and finishes
- ▶ Mirrored closet doors
- ▶ Closet organizer systems in pantry and all bedrooms
- ▶ Upgraded interior door styles
- ▶ Stair railing choices
- ▶ Washer and dryer packages
- ▶ Window covering choices

CHOICE OF DISTINCTIVELY INTELLIGENT

- ▶ Personalized solutions for all of your home technology needs, including security systems, cameras, intercom, enhanced WiFi, home theater and networking
- ▶ Additional LED lights
- ▶ Reinforced outlets for hanging fixtures or wall sconces
- ▶ Additional duplex outlets
- ▶ Exterior holiday light outlets
- ▶ Upgraded WiFi Thermostats

BATHROOM CHOICES

- ▶ Primary bath spa shower
- ▶ Customized backsplash and spa/shower tile designs
- ▶ Variety of faucet finish choices and styles
- ▶ Tub enclosures in secondary bathtubs



Durability, Comfort, Savings

Tri Pointe Homes is a leader in green building and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet. New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement:



INCLUDED

- ▶ Low-formaldehyde insulation
- ▶ Low VOC interior paint
- ▶ MERV 13 air filters to reduce airborne contaminants

AVAILABLE

- ▶ Low VOC interior paint packages
- ▶ Central vacuum system, promoting indoor air quality
- ▶ Reverse osmosis water system at kitchen



- ▶ LED lighting
- ▶ Energy efficient air conditioner
- ▶ Low-E spectrally selective glass windows aim to keep heat and cold outside while letting light in
- ▶ Programmable “Smart” thermostat you can control remotely
- ▶ Higher efficiency tankless water heaters with standard hot water loop
- ▶ Electrical vehicle prewired charging outlet for your earth-friendly endeavors

- ▶ GE® ENERGY STAR® washing machines, dryers, and refrigerators
- ▶ Additional LED lighting



- ▶ Plush, stain-resistant carpeting made from recycled material
- ▶ Engineered wood products
- ▶ Engineered, insulated entry doors
- ▶ Convenient recycling center in kitchen

- ▶ Low-fiber flooring using material from quickly rejuvenating managed forests



- ▶ Delta WaterSense® labeled faucets
- ▶ GE® ENERGY STAR® dishwasher in kitchens
- ▶ Water-efficient toilets
- ▶ Drought tolerant landscaping
- ▶ Smart irrigation clock
- ▶ Recirculation capable tankless water heater

- ▶ Dual Flush Toilets



- ▶ Control your temperature, lighting and much more via smart phone or voice control, both for comfort and convenience while at home, or for your imminent arrival when away
- ▶ Remotely control access to securely monitor who’s coming and going from your video doorbell
- ▶ Your home is smart and connected via a Mesh WiFi System
- ▶ Smart WiFi entry lock

- ▶ Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced Wifi, home theatre, networking and more

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► Summerlin

THE HOME OUTSIDE YOUR HOME.

In Summerlin, your home is more than a house. It's a community as active, connected, and vibrant as you.

Just 10-20mins from the Strip and 20mins from Harry Reid Int. Airport, Summerlin bridges the gap between glamorous indulgence and open, natural spaces. Nestled against the foothills of the Red Rock Mountains, this 22,500-acre award-winning master-planned community is renowned for its luxury homes, excellent schools, and outdoor-focused, family-friendly lifestyle.

And with a growing collection of Tri Pointe Homes available throughout Summerlin, finding the perfect fit is easier than ever.

Welcome to the home outside your home.



► Step Outside



With Red Rock Canyon just beyond the community, plus parks, trails, bike paths, and open spaces woven throughout, the outdoors has a way of slipping naturally into the everyday. Step out for a morning jog. Clear your head on a trail. Take the scenic route home. Let the kids run, the dog roam, or the weekend stretch a little longer than planned.

HIKE, BIKE, JOG, STROLL, PLAY, PAUSE, REPEAT.

FRESH AIR FAVORITES

► RED ROCK CANYON

Hiking, biking, climbing, scenic drives, and some of the most iconic desert views in Southern Nevada.



► GRAND PARK

A major outdoor gathering place designed for play, sports, events, and everyday time outside.



► FOX HILL PARK

A favorite for families, playdates, picnics, and letting a Saturday unfold close to home.



► I-215 NORTHWESTERN BIKE TRAIL

A go-to paved route for riders, runners, and anyone who prefers their commute with a little extra movement.



► ALL-AGES RECREATION

From pickleball and golf to leagues, parks, paths, and casual weekend play, Summerlin makes staying active feel easy.



► Make a Day of It



Start with the farmers market. Or brunch in Downtown Summerlin. After that, wander over to meet friends for coffee, find a patio for dinner, stop for ice cream, catch a movie, browse a little, linger a lot. With shopping, dining, entertainment, and everyday essentials close by, every day feels like an opportunity.

CLOSE TO EVERY GO-TO

► DOWNTOWN SUMMERLIN

Shopping, dining, entertainment, events, & everyday conveniences in one walkable destination.



► BOCA PARK FASHION VILLAGE

A shopping and dining hot spot featuring a mix of national and local options.



► TIVOLI VILLAGE

From boutiques & dining to dancing in the streets & yoga at the Piazza, old-world elegance meets modern living.



► FARMERS MARKETS

Fresh local produce, baked goods, & authentic hand crafted works.



BRUCE TRENT PARK FARMERS MARKET (WED & THU)

DOWNTOWN SUMMERLIN FARMERS MARKET (SAT)

TIVOLI VILLAGE FARMERS MARKET (SAT)

Local Flavor

The best spots have a way of becoming local legend. The dinner spot actually worth dressing up for. The after-school ice cream hangout. That corner booth they always seem to have waiting just for you.

Summerlin puts you close to the restaurants, patios, and neighborhood favorites that make a place start to feel like yours.



PANCHO’S

Family-owned and authentic hacienda-styled with Happy Hour and a lively cantina.



LA STREGA

A modern, coastal-Italian trattoria offering a farm-to-table menu and daily happy hour.



ANIMA

A fine dining experience – tasting menus with meat-free options, curated wines, & craft cocktails.

LAS VEGAS RESTAURANT OF THE YEAR 2023

YELP’S BEST NEW RESTAURANT 2024



BUTCHER & THIEF

High-quality cuts, refreshed classic dishes, plus a curated wine & cocktail program.



WITH LOVE ALWAYS

A classic American feel-good joint serving smash burgers & smiles.



SORRY, NOT SORRY CREAMERY

Known for blending flavor and quality into unique and classic flavors.

Summerlin puts you close to the restaurants, patios, and neighborhood favorites that make a place start to feel like yours.

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► Stay and Play

Catch an Aviators game at Las Vegas Ballpark. Watch the Golden Knights practice at City National Arena. Go bowling, see a movie, learn to ice skate, bring the dog to Bark on the Berm, or head to Red Rock Casino Resort & Spa when the night calls for dinner, drinks, and a little more sparkle.

And when you want the full Las Vegas experience, the Strip is close enough for concerts, sporting events, fine dining, luxury shopping, and spontaneous nights you don't have to pre-plan for.



► LAS VEGAS BALLPARK

Home to Las Vegas Aviators baseball, seasonal events, and promotional nights.

► CITY NATIONAL ARENA

Ice skating, UNLV hockey, and the official practice facility of the Vegas Golden Knights.

► DOWNTOWN SUMMERLIN EVENTS

Live music, weekly fitness events, markets, and reasons to come back often.

► RED ROCK CASINO RESORT & SPA

Dining, gaming, spa days, bowling, movies, and resort-style entertainment close to home.

► STARBRIGHT THEATRE

Indoor venue bringing concerts, plays, and the kind of energy that makes Las Vegas, Las Vegas.

► GAME DAYS, DATE NIGHTS, & EVERYTHING BETWEEN

► Find Your Place in Summerlin

Whether you are looking for easy everyday living, more room to grow, a lock-and-leave lifestyle, or a luxury home close to everything Summerlin has to offer, Tri Pointe Homes gives you more ways to make this community your own.

Tri Pointe is a premium local builder offering elevated design and quality at every price point. We know that finding the right home is more than fact sheets and floorplans, it's about how a place makes you feel. Come explore available neighborhoods, compare floorplans, tour the models, and find out how Tri Pointe builds homes that don't just fit your life, they expand it.

► [EXPLORE TRI POINTE HOMES
IN SUMMERLIN](#)



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