



tri pointe®
HOMES

Simply stunning, inside and out.

Modern townhomes that surpass all expectations. At Vertex, you'll find contemporary architectural design, loads of light, and the model interiors designed by Bobby Berk.

The outdoors outdoes itself

Step inside the Vertex neighborhood for all the comforts of this life-enhancing community. Come all you puppy-people to the neighborhood park with places to chat and sniff, plus a path to Summerlin's walking Arroyo. Pool-lovers, too, can lounge on a chaise, then splash and dip toes with a drink in hand. And when the good-boy fetching and laps are done, there's more fresh air in your own backyard space back home.

Test the outer limits

You won't want to leave, but when (if) you do go for a hike, or take in all the sights, be sure to admire the light that comes from the mingling of high clouds and sunshine above the Red Rock Canyon mountains. From your homebase at the base of that gorgeousness, you're minutes from trails and disc golf at Fox Hill Park. And Downtown Summerlin is worth the quick drive for dinner and shopping. Costco at Summerlin Center is close too, and we know you're not mad about that.

The height of modern technology

Earth-inspired and super inspiring, each LivingSmart® home at Vertex includes HomeSmart features that mean you can be a good planetary citizen and get comfort, convenience, and control that make the everyday a little more fancy-pants. A mesh Wi-Fi system keeps you very much online with the streaming and meeting bandwidth you need. Lighting, temperature, and other settings can be switched on and off from home and afar, and you can lock your door via Wi-Fi—and also unlock it when the dog-walker arrives for Mr. Herringbone.





Vertex Plans 1 - 3

1,790 - 1,914 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garages

Life-changing by Design

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Vertex Plan 1



1,790 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garage



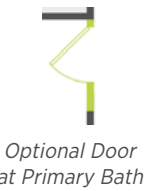
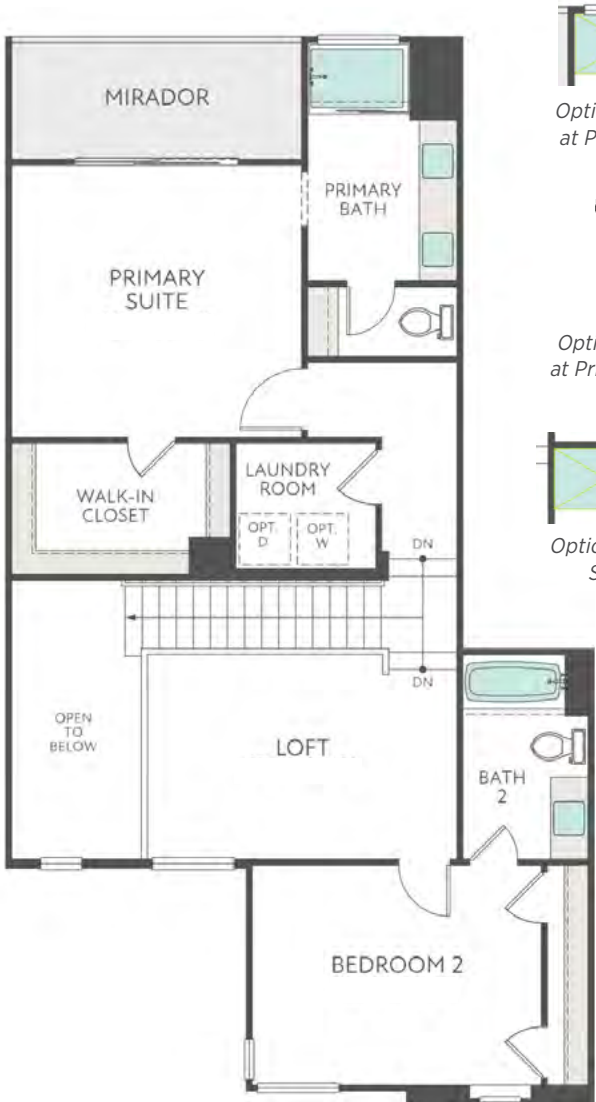
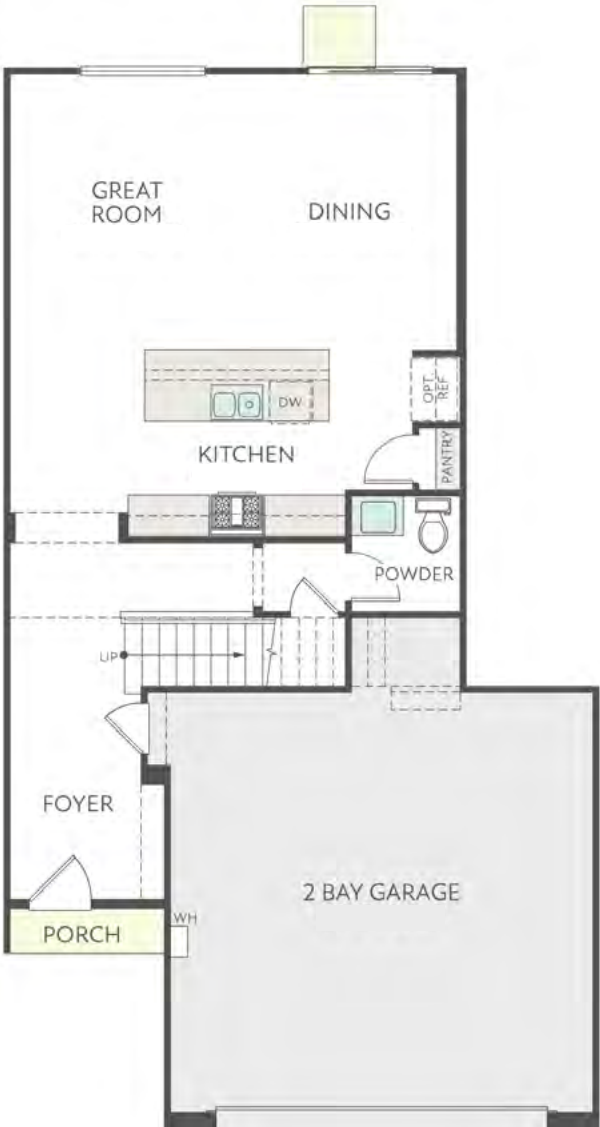
ELEVATION A



ELEVATION B



ELEVATION C



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Vertex Plan 2

1,824 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



ELEVATION A



ELEVATION B



ELEVATION C



Pantry
Cabinets
at Kitchen



Optional Door
at Primary Bath

Optional Shower
at Primary Bath

Optional Bath 2
Shower

Optional Second
Sink at Bath 2

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Vertex Plan 2X

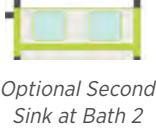
1,838 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



ELEVATION B



ELEVATION C



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Vertex Plan 3



1,914 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



ELEVATION A



ELEVATION B



ELEVATION C



Optional Door at Primary Bath



Optional Shower at Primary Bath



Optional Garage Storage under Stairs



Optional Bath 2 Shower



Optional Second Sink at Bath 2

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INCLUDED FEATURES

CURB APPEAL

- ▶ Architecturally specified exterior color palettes
- ▶ Paver driveways and walkways 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®
- ▶ Steel sectional roll-up garage doors
- ▶ Weatherproof exterior electrical outlets in select locations
- ▶ Designer-selected coach lights (quantity and style varies per plan and elevation)

THE DETAILS

- ▶ Primary Suite featuring walk-in closets
- ▶ 17”x17” ceramic tile flooring in entry, kitchen, all baths and laundry
- ▶ Plush carpeting over pad
- ▶ Interior door hardware levers in satin nickel finish
- ▶ Square drywall corners
- ▶ Knockdown drywall texture
- ▶ Paint-grade wood hand rails installed on pony wall
- ▶ 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

ENERGY AND EARTH FRIENDLY

- ▶ Ceiling fan prewires in great room, loft and primary bedroom (quantity and location vary per plan)
- ▶ Energy efficient heating and cooling systems
- ▶ Tankless water heater
- ▶ 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 range, microwave hood as well as dishwasher in stainless steel finish (varies per plan)
- ▶ Quartz slab countertop with 1.5” eased edge
- ▶ Stainless steel dual-compartment under-mounted sink
- ▶ Delta chrome touch-activated pullout faucet
- ▶ 42”cabinets with upper cabinet

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

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 Café appliances
- ▶ Cabinet choices including finish colors and door styles, pot and pan drawers 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
- ▶ 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 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
- ▶ Upgraded WiFi Thermostats

BATHROOM CHOICES

- ▶ Customized backsplash 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 8 air filters to reduce airborne contaminants
- ▶ Delta touch-activated pullout faucet

- ▶ LED lighting
- ▶ Energy efficient heating and cooling systems
- ▶ 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
- ▶ Electrical vehicle prewired charging outlet for your earth-friendly endeavors

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

- ▶ Delta WaterSense® labeled faucets
- ▶ GE® ENERGY STAR® dishwasher in kitchens
- ▶ Water-efficient toilets
- ▶ Drought tolerant landscaping

- ▶ 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 Wi-Fi entry lock

AVAILABLE

- ▶ Low VOC interior paint packages

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

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

- ▶ Reverse osmosis water system at kitchen
- ▶ Delta Comfort Height water efficient toilet

- ▶ 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

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► 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](#)

