

tri pointe®
HOMES

The Peak of Desert Modernism

Soothing as the desert sunrise, inspiring as the starlit skies, live a life beyond ordinary near the La Madre Peak ridgeline in Summerlin. Discover clean architectural lines, single-story floorplans and seamless indoor-outdoor living where elevated desert living reaches new heights.



tri pointe® HOMES

Life-changing by Design

Agave Ridge Plans 1 - 4

2,779 - 3,842 sq ft | 3 - 5 Bedrooms | 2.5 - 5.5 Baths | 3 Bay Garages | Casitas (select plans)

(Please visit our interactive floorplans at **tripointehomes.com** to review additional design choices.)

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Agave Ridge Plan 1

2,779 sq ft | 3 Bedrooms | 2.5 Baths | 3 Bay Garage



1A - INTERNATIONAL



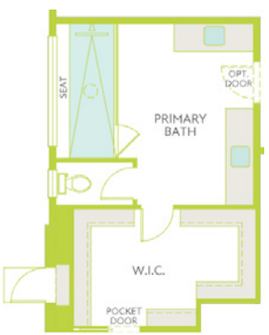
1B - MODERN



1C - MID-CENTURY MODERN



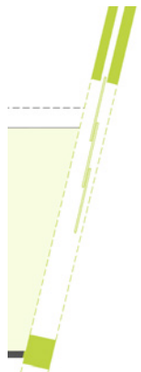
Optional Freestanding Tub at Primary Bath



Optional Steam Shower at Primary Bath



Optional Stacking Glass Door at Entry



Optional 60" Gas Fireplace at Great Room

Optional 78" Electric Fireplace at Great Room

Optional 20' Pocket Slider at Great Room



Optional Sliding Glass Door at Office

Optional Pivot Entry Door

Optional Pivot Entry Door, Designer



Optional Pivot Entry Door with Glass, Designer

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Agave Ridge Plan 2

3,118 sq ft | 3 - 4 Bedrooms | 3 Baths + 2 Powder Rooms - 4.5 Baths | 3 Bay Garage



2A - INTERNATIONAL



2B - MODERN



2C - MID-CENTURY MODERN

Optional 60" Gas Fireplace at Great Room

Optional 78" Electric Fireplace at Great Room





Optional Cabinet Face Pantry



Optional Beverage Center



Optional Sliding Glass Door to Courtyard at Great Room



Optional Stacking Glass Door at Flex



Optional Bed 4 / Bath at Flex

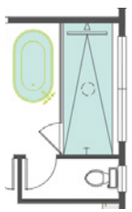
Optional French Door at Primary Hall

Optional Pivot Entry Door, Designer

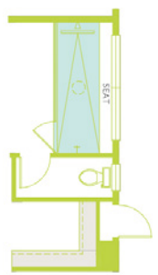
Optional Pivot Entry Door, Glass Designer



Optional Sliding Glass Door at Dining



Optional Freestanding Tub at Primary Bath



Optional Steam Shower at Primary Bath

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Agave Ridge Plan 3

3,371 sq ft | 3 - 4 Bedrooms | 3 Baths + 2 Powder Rooms - 4.5 Baths | Casita | 3 Bay Garage



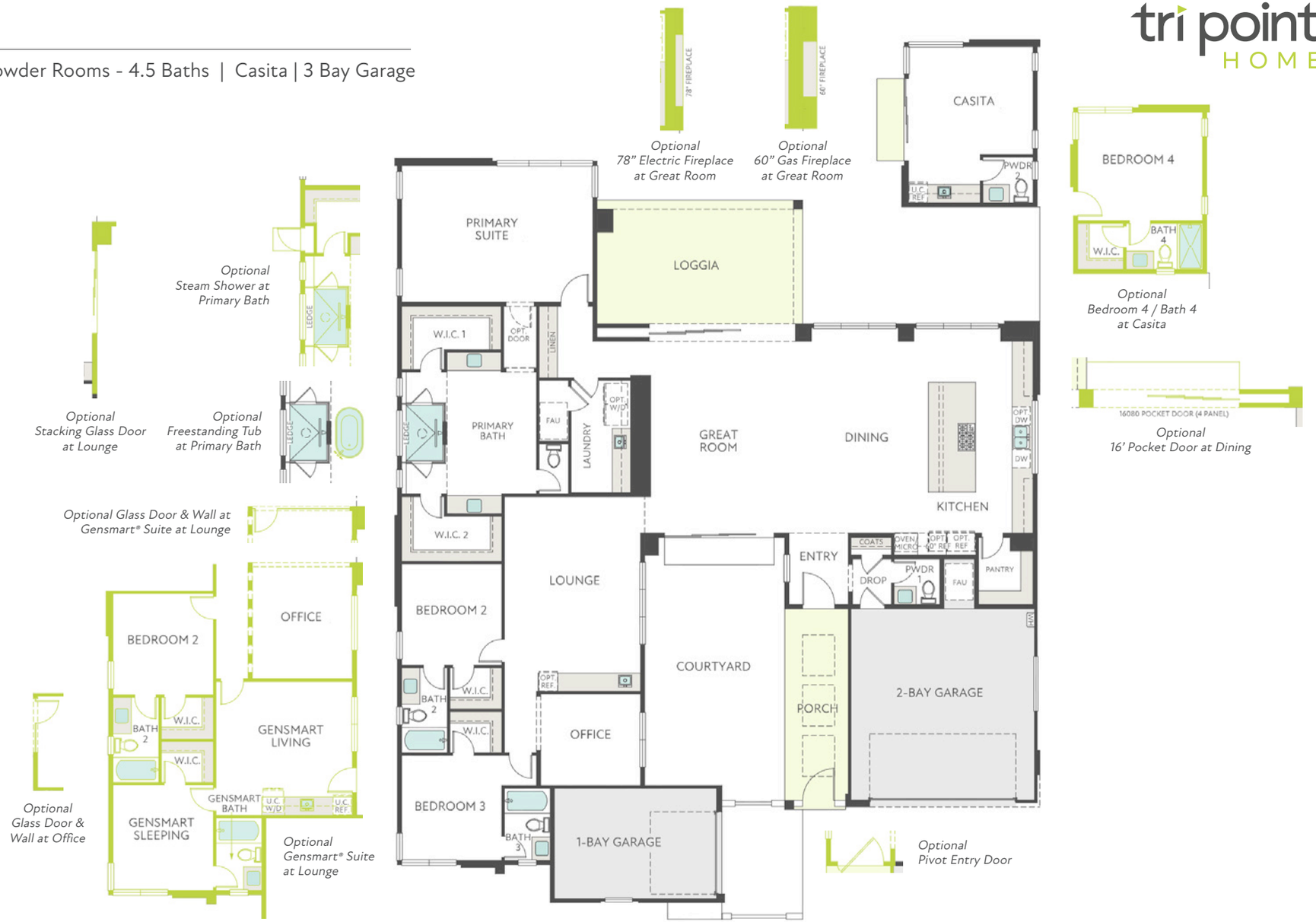
3A - INTERNATIONAL



3B - MODERN



3C - MID-CENTURY MODERN



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Agave Ridge Plan 4

3,842 sq ft | 3 - 5 Bedrooms | 3 Baths + 2 Powder Rooms - 5.5 Baths | Casita | 3 Bay Garage

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4A - INTERNATIONAL



4B - MODERN



4C - MID-CENTURY MODERN



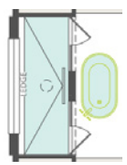
Optional 78" Electric Fireplace at Great Room



Optional 60" Gas Fireplace at Great Room



Optional Steam Shower at Primary Bath



Optional Freestanding Tub at Primary Bath



Optional Bedroom 4 / Bath 4 at Lounge

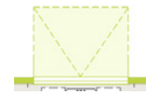


Optional Pivot Entry Door

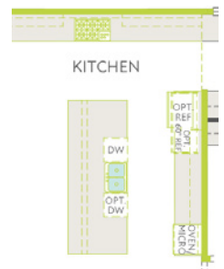


Optional Bedroom 5 / Bath 5 at Casita

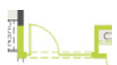




Optional Awning Window at Kitchen



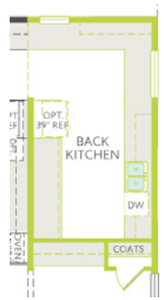
Optional Alternative Layout at Kitchen



Optional Glass Door & Wall at Office



Optional Back Kitchen 1 at Pantry



Optional Back Kitchen 2 at Pantry

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Agave Ridge Included Features

CURB APPEAL

- Architecturally specified exterior color palettes
- Sand finish stucco at all exterior styles
- Distinctive architectural exteriors featuring wood-grain aluminum cladding, designer-curated premium stone, and private courtyards accentuated with breeze block thoughtfully selected for each elevation style
- Paver driveways, walkways and outdoor living area in designer-selected color to compliment exterior elevation style
- Therma-Tru® Visionary Collection™ entry door - 3'-6" x 8'
- Schlage® entry door hardware in satin nickel
- 8' Modern Steel™ roll-up garage door in an Ultra-Grain® finish
- Weatherproof exterior electrical outlets (select locations)

THE DETAILS

- Solid core 8' interior doors per elevation style
- Primary suite walls and walk-in closet featuring enhanced acoustic comfort for a quieter, more private living experience
- 12" x 24" ceramic tile flooring at the entry, kitchen, bathrooms, and laundry with carpet in remaining areas.
- Schlage Custom™ lever interior door hardware in satin nickel finish
- Premium Santa Fe drywall texture
- Maxim® flush mounted LED lighting
- Laundry upper and base cabinets with included undermount sink and quartz countertops

BEAUTIFUL BATHROOMS

- Raised-height vanities in all bathrooms
- Quartz countertops
- Kohler® undermount sinks
- Delta® widespread faucets in stainless finish througout
- Kohler® Leap smart toilet at Primary Bath
- Tile shower walls in all bathrooms
- Delta® linear drain at all showers
- Spa shower with included rain shower head

ENERGY AND EARTH FRIENDLY

- Ceiling fan prewires throughout (quantity and location vary per plan)
- Enhanced insulation system featuring high-performance spray foam at the attic and spray-applied cellulose at exterior walls for year-round comfort and energy efficiency
- Broan Energy efficient Seer 2 heating and air conditioning systems
- High efficiency condensing Rinnai® tankless water heater
- Energy Recovery Ventilator (ERV) at laundry designed to continuously introduce filtered outdoor air while exhausting stale indoor air
- Soft water loop
- Smoke detectors with warning buzzer and battery backup
- Andersen windows with dual-paned, spectrally selective glass
- Electrical vehicle charging outlet
- Whole Home Surge Protection

KITCHEN ENVY

- Monogram™ stainless steel appliances including 36" rangetop, single oven, advantium, hood, and dishwasher
- Quartz slab countertop with 1.5" eased edge
- Stainless steel single bowl under-mounted sink
- Delta® Touch2O Touchless Faucet
- 27" deep countertops and 42" tall upper cabinets
- Oversized kitchen islands
- Euro frameless full overlay cabinets with soft close doors and drawers

DISTINCTIVELY INTELLIGENT

- Features HomeSmart® with in-home appointment activation and support
- HomeSmart® package includes:
  - eero mesh WiFi network
  - Alexa voice controlled device
  - Legrand® WiFi switches
  - Honeywell WiFi Thermostats
  - Ring Pro video doorbell
  - LiftMaster® Wifi Garage Door Opener
  - Rain Bird® WiFi Landscape Clock
  - 42" Centralized Smart Panel
  - Whole Home Alarm System

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Agave Ridge Design Choices

At our Design Studio we offer a wide variety of curated choices.* 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 Stainless Steel Monogram™ and Graphite Stainless Dacor® appliances with panel ready choices
- Cabinet choices including modern colors, door styles, pot and pan drawers, and 3” contemporary molding
- Variety of sink styles including single and multi-compartment in stainless steel and composite color materials
- Kitchen faucet styles and finishes from Delta® and Brizo®
- LED under-cabinet task lighting
- Customized backsplash designs in an array of materials and finishes
- Customizable pantry organizers
- Architecturally stacked cabinetry on select plans
- Additional dishwashers
- Wine columns and beverage refrigerators in select locations
- 15” deep upper cabinets
- InSinkErator® LEDefense garbage disposal

INTERIOR DETAILS

- Level 5 drywall finishes
- Sherwin Williams two-tone interior paint
- Upgraded door lever finishes
- Mirrored closet doors
- Washer and dryer packages
- Customizable window coverings
- Floating vanities at powder room and primary bathrooms
- Kohler® smart toilets for all bathrooms
- Vessel sinks with wall mounted fixtures
- Wall mounted plumbing fixtures at bathrooms
- 24” x 47” large format tile
- 60” gas fireplace
- 78” linear electric fireplace
- Insulate all interior walls

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 in select locations
- Reinforced outlets for hanging fixtures or wall sconces
- Additional duplex outlets
- Exterior holiday light outlets
- SPAN smart electrical panel

PRIMARY BATH FINISHING TOUCHES

- Freestanding tub with floor mounted tub fillers
- Steam shower
- Faucet finish choices and styles
- Radiant floor

PRIMARY SUITE FINISHING TOUCHES

- Customizable closet organizer systems
- Feature walls in stone, tile, and quartz

EXTERIOR ENHANCEMENTS

- Curated selection of driveway paver colors

GARAGE PREMIUM FEATURES

- Legrand® EV Level 2 hardwired charger
- Soft water system
- Obscure full view glass garage door
- Epoxy flooring
- Insulated ceiling and walls

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LIVING SMART®

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:

tri pointe HOMES

INCLUDED FEATURES

HEALTH SMART

- Low VOC interior paint
- MERV 13 air filters to reduce airborne contaminants
- Broan Energy Recovery Ventilator (ERV) at laundry to filter outdoor air while exhausting stale indoor air

ENERGY SMART

- LED lighting
- Energy efficient air conditioning units
- 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
- High performance spray foam insulation in attic
- 2" x 6" exterior walls throughout
- Spray cellulose wall insulation made from recycled material
- Dimmer and occupancy switches at select locations

EARTH SMART

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

WATER SMART

- Delta WaterSense® labeled faucets
- Monogram™ ENERGY STAR® dishwasher in kitchens
- Water-efficient toilets
- Drought tolerant landscaping
- Smart irrigation clock
- Delta® Touch2O touchless kitchen and laundry faucet

HOME SMART

- 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
- Smart Garage Door opener w/battery backup
- Whole home surge protection

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LIVING SMART®

tri pointe HOMES

ADDITIONALLY AVAILABLE FEATURES

HEALTH SMART

- Low VOC interior paint packages
- Reverse osmosis water system at kitchen

ENERGY SMART

- GE® ENERGY STAR® washing machines and dryers
- Additional LED lighting locations
- Monogram™ refrigerators
- Legrand(R) EV Level 2 hardwired charger

EARTH SMART

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

WATER SMART

- Kohler® Dual Flush Toilet
- Kohler® Smart Toilet

HOME SMART.

- 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.



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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.



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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.



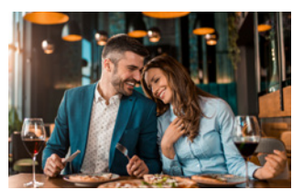
BOCA PARK FASHION VILLAGE

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)



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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.



tri pointe HOMES

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.



tri pointe HOMES

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

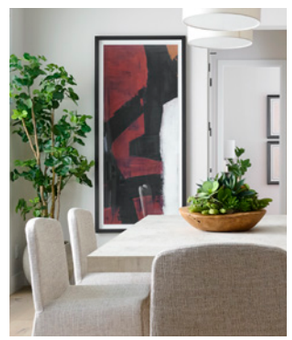
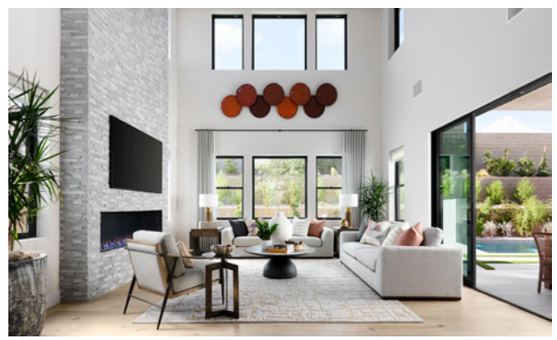
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Find Your Place in Summerlin

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.





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LIVING SMART®

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:

tri pointe HOMES

HEALTH SMART

INCLUDED

- Low VOC interior paint
- MERV 13 air filters to reduce airborne contaminants
- Broan Energy Recovery Ventilator (ERV) at laundry to filter outdoor air while exhausting stale indoor air

AVAILABLE

- Low VOC interior paint packages
- Reverse osmosis water system at kitchen

ENERGY SMART

- LED lighting
- Energy efficient air conditioning units
- 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
- High performance spray foam insulation in attic
- 2" x 6" exterior walls throughout
- Spray cellulose wall insulation made from recycled material
- Dimmer and occupancy switches at select locations

- GE® ENERGY STAR® washing machines and dryers
- Additional LED lighting locations
- Monogram™ refrigerators
- Legrand(R) EV Level 2 hardwired charger

EARTH SMART

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

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

WATER SMART

- Delta WaterSense® labeled faucets
- Monogram™ ENERGY STAR® dishwasher in kitchens
- Water-efficient toilets
- Drought tolerant landscaping
- Smart irrigation clock
- Delta® Touch2O touchless kitchen and laundry faucet

- Kohler® Dual Flush Toilet
- Kohler® Smart Toilet

HOME SMART

- 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
- Smart Garage Door opener w/battery backup
- Whole home surge protection

- 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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