

Your Summerlin Checklist

27 things to know before you buy a home in Summerlin, with the why behind each one. This is the unfiltered local intel we share with our own buyers after nearly two decades of selling here.

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■ **AMY & TZAHI ARBELI**

The Arbeli Team • Signature Real Estate Group

Summerlin • Las Vegas • Henderson

MEET THE ARBELI TEAM

A local team who knows the *neighborhoods*,
not just the inventory.



We're Amy and Tzahi Arbeli, a husband-and-wife team at Signature Real Estate Group with 305+ closed homes and \$163M+ in volume behind us. We live in the same neighborhoods we sell in.

What that means for you: real answers to small questions, and a hard read of the deal when it matters. The HOA in The Paseos is a different animal from the one across Far Hills. Pools sound expensive until you're standing in 110° in July. Where you save in negotiation rarely shows up on the listing page.

This checklist is the version of the conversation we'd have over coffee: the questions buyers don't think to ask until escrow, written down before you need them.

Amy & Tzahi

REACH US

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THE CHECKLIST

Twenty-seven things to know *before* you start touring homes.

Print this and check items off as you go. The first sections matter most before you start touring, because they save you from falling for the wrong village. Later sections handle the offer, closing, and move-in. When you're ready for the local-expert answers, call us. That's literally what we do.

BEFORE YOU EVEN START

Five questions that save you from the wrong village.

☐ **Understand Summerlin's 3 distinct sections (North, South, West) and what each offers**

Why it matters: North is the most established with mature trees, South wraps around the parks and trails families love, and West is the newest with fresh builds and Red Rock views. Prices and personality shift from one to the next.

☐ **Decide whether you want gated, guard-gated, or open-community living**

Why it matters: Guard gates add privacy and security but raise HOA dues and slow down guests and deliveries. Open villages usually cost less per month and feel more connected to the trail system.

☐ **Research current HOA fees in your target villages (\$50 to \$300+ per month)**

Why it matters: Lenders count HOA dues in your monthly payment, so fees change what you qualify for. A low fee with no amenities can be a better deal than a high fee you never use.

☐ **Check CCSD boundaries AND private school options (The Meadows, Faith Lutheran, Bishop Gorman)**

Why it matters: School zoning does not always follow village lines and boundaries get redrawn. Verify the exact address, and know that private waitlists can run a year or more.

☐ **Drive your future commute during rush hour, not on a Sunday morning**

Why it matters: The 215 and Summerlin Parkway feel wide open at noon. The same drive at 7:45 AM can add 25 minutes, and that difference is what you'll actually live with.

NEIGHBORHOOD DEEP DIVE

What we'd tell you to do if you were our sister or our best friend.

- ☐ **Visit our favorite villages at different times of day: The Paseos, Stonebridge, Reverence, The Mesas, La Madre Peaks, and Grand Park**

Why it matters: Sun exposure, school pickup traffic, and park noise all change by the hour. A house you tour at 10 AM lives differently at 6 PM.

- ☐ **Drive the neighborhoods at night**

Why it matters: Street lighting, parked cars, and activity after dark tell you how a street really lives. It's the fastest gut-check there is, and it's free.

- ☐ **Walk the trails near each village (maintained? crowded? dog-friendly? we have favorites)**

Why it matters: Summerlin has more than 150 miles of trails, but which ones connect to your village shapes daily life. Trail access is also a real resale selling point.

WHERE WE LIVE, EAT, SHOP & SWEAT

The lifestyle map most agents don't bother drawing.

- ☐ **Downtown Summerlin is the anchor: open-air shopping, Whole Foods, Trader Joe's, restaurants, the Saturday Farmers Market**

Why it matters: How far you are from Downtown Summerlin quietly shapes both your weekly routine and your resale value. Know your drive time before you commit.

- ☐ **Tivoli Village is the boutique, date-night-browsing alternative**

Why it matters: It's a different pace than Downtown Summerlin, and villages near it (The Willows, Queensridge area) get that lifestyle without the crowds.

- ☐ **Fitness: Life Time Summerlin (full club) or EoS/Kilo Gym for everyday workouts**

Why it matters: Gym commutes fail when they pass 10 minutes. Picking a village near the gym you'll actually use is a small decision that pays off daily.

- ☐ **Pilates & Lagree: [solidcore], The LagreeMix, Club Pilates Summerlin. We'll point you to the right one**

Why it matters: Studio culture varies a lot between these three. Amy has done them all and will happily match you to the right room.

THE SUMMERLIN HOME HUNT

Five things to verify on every home before you fall in love.

- ☐ **Get pre-approved with a lender who actually knows Summerlin price ranges (\$400K to \$4M+)**
Why it matters: Listing agents here read the lender letter as closely as the offer. A strong local lender name can win you the home in a multiple-offer situation.
- ☐ **Understand the difference between resale and new builds (Toll Brothers, Tri Pointe, Taylor Morrison)**
Why it matters: Builder contracts, lot premiums, and timelines work nothing like resale. And the friendly on-site agent at the model home represents the builder, not you.
- ☐ **Ask about solar: leased panels vs. owned panels has huge resale implications**
Why it matters: A solar lease transfers to you, adds a monthly payment, and can complicate financing. Owned panels are an asset. Same roof, very different deal.
- ☐ **Watch for "bonus" HOA fees in luxury villages (some have master + sub-association dues)**
Why it matters: Some villages stack a master association, a sub-association, and an SID/LID assessment on top of each other. Ask for every number before you write the offer, not after.
- ☐ **Verify the AC age and type: Vegas summers are 110°+, replacement runs \$8K to \$15K**
Why it matters: Air conditioning is the single most expensive surprise in a Vegas resale. A 15-year-old unit is a negotiation item, not a footnote.

MAKING THE OFFER

The four moves that protect your number and your timeline.

- ☐ **Factor in closing costs (typically 2 to 3% of purchase price here in Vegas)**
Why it matters: This is cash you need on top of your down payment. On a \$700K home that's roughly \$14K to \$21K, and it's negotiable in the right market.
- ☐ **Schedule inspections within the 5 to 10 day Vegas inspection period**
Why it matters: Nevada due diligence windows are short. Book the inspector the day your offer is accepted, because losing the window means losing your leverage.
- ☐ **Read the Seller's Real Property Disclosure carefully: past repairs and claims live there**
Why it matters: Nevada requires sellers to disclose known defects. That form tells your inspector exactly where to look harder.
- ☐ **Negotiate repair credits or a warranty based on inspection findings**
Why it matters: A credit at closing usually beats a seller-managed repair. You pick the contractor, control the quality, and close on time.

AFTER YOU MOVE IN

What to handle in the first 30 days so you feel like a Summerlin local.

- ☐ **Set up utilities before closing: NV Energy, Las Vegas Valley Water, Southwest Gas, internet (Cox/CenturyLink/T-Mobile)**

Why it matters: In a summer move you want power and AC on the day you get keys, not three days later. Most setups can be scheduled a week ahead.

- ☐ **Apply for your Nevada driver's license within 30 days of establishing residency**

Why it matters: It's the law, and it's also step one in making Nevada your legal domicile, which is where the no-state-income-tax benefit starts.

- ☐ **Grab a Red Rock Canyon Annual Pass (\$15/year for locals)**

Why it matters: It's the best \$15 in Vegas. The scenic loop, the trails, and the sunsets are the reason half of Summerlin moved here.

QUESTIONS TO ASK YOUR AGENT

Three honest questions we wish more buyers would ask us.

- ☐ **Which Summerlin builders hold their value best on resale?**

Why it matters: The answer changes by village and by year built, and any agent who gives you a one-word answer hasn't sold enough here.

- ☐ **Can you show me off-market or coming-soon homes?**

Why it matters: In tight villages the best homes sometimes trade before they hit the MLS. A connected local agent is your only way into that inventory.

- ☐ **What are buyers overpaying for right now that I should avoid?**

Why it matters: A good agent should name something specific, like leased solar or over-improved lots. If they can't, they're selling you, not advising you.

*The right home
is the one where your
real life happens.*

This checklist covers what to look for. The next step is knowing which villages actually fit your life, and which ones we'd tell you to skip.

Send us a text, book a 30-minute call, or just reply with your wish list. We'd love to meet you.

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