

# PARAGON BLACKRIDGE CUSTOMS

— by Paragon Life Builders

## Frequently Asked Questions

### How many homes are in the community?

There are three single family residences to be built within the community. We have one floor plan offering 3,848 square feet of living space with 4 bedrooms and 3.5 bathrooms and a 3-car garage. Home sites are approximately 16,400 square feet and wide enough to accommodate RV parking.

### Is there a Homeowners Association (HOA) and what are dues?

No, there is not a formal HOA and no HOA dues.

### Will the homes have a warranty?

Yes, Paragon Life Builders provides a warranty for workmanship and materials during the 1<sup>st</sup> year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1<sup>st</sup> and 2<sup>nd</sup> years of ownership. Additionally, Paragon Life Builders purchases a structural warranty through Professional Warranty Service Corporation (PWSC) at the close of escrow on behalf of the homeowner, which provide for structural coverage of qualified defects for years 3 through 10 of ownership.

### Do you offer a Broker co-op program?

Yes, we currently offer a Broker co-op fee. Please note that all clients must be registered upon the prospective Buyer's first visit to participate.

### Do I need a real estate agent to purchase a home at Paragon Blackridge?

While we welcome working with real estate agents it is not a requirement to have a real estate agent to purchase a new home at Paragon Blackridge. The good news is that our sales counselor is here to help you every step of the way throughout the home buying experience. We understand buying a new home is a significant purchase, so our team is here to help address your questions along the way, and even after you move-in.

## Which schools will children attend?

The elementary school is Ullis Newton Elementary School, the middle school is Burkholder Middle School, and the high school is Foothill High School. Please call the Clark County School District to verify information as boundaries and availability are subject to change without notice.

## What is the deposit and costs required to purchase a home at Paragon Blackridge?

A \$20,000 earnest money deposit is required and payable to First American Title Company. Closing costs buyers are responsible for include all lender related costs, real estate transfer tax, ½ the escrow fee and owner's title policy.

## Do I need to be pre-approved with Paragon Life's preferred lender?

No, but all prospective buyers need to provide a pre-approval letter from a reputable lender. There are incentives available if a buyer closes the loan with Paragon Life's preferred lender. For cash offers a proof of funds will be necessary. Ask your sales counselor for more details.

## What kind of interior upgrades and/or options do I get to select for my new home?

When it comes to personalizing your new home, it will depend on the construction stage of the particular home(s) you are interested in. Options include countertops, flooring, appliances and more. Please ask your sales counselor for more details.

## What are the most notable amenities within Paragon Blackridge and nearby?

Paragon Blackridge is a short drive to the Water Street District in downtown Henderson. Sprinkled with restaurants, local breweries and boutique store fronts, Water Street District includes community events like weekly Farmers Market, festivals, parades and more. Lifeguard Arena in Henderson, the brand-new facility located smack dab in the middle of Water Street, will serve as the practice home of the Henderson Silver Knights and a community center for Henderson residents. Also, nearby:

- Green Valley Ranch Resort Spa and Casino and the Sunset Station Hotel and Casino
- Biking and Hiking Trails
- Downtown Recreation Center
- Arroyo Grande Sports Complex
- Clark County Museum
- Henderson Bird Viewing Preserve
- Black Mountain Aquatic Complex
- Approximately 15 minutes to magnificent Lake Mead National Recreation Area

## Is there shopping, dining and resources nearby?

Paragon Blackridge is 20 minutes from the Las Vegas Strip and McCarran International Airport. Galleria at Sunset and The District at Green Valley Ranch are a close 10 minutes away. Within less than one-mile residents have access to Smith's, Vons, Walmart Supercenter and more.

*Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the Developer, at its sole discretion, without notice.*

