



Frequently Asked Questions

How many homes are in the community?

There are 11 single family residences to be built within the community. We have two floor plans, 2575 square feet and 2845 square feet that each offer 4 bedrooms, 2.5 bathrooms and a 3-car tandem garage. The larger plan also includes a den or flex room. Homesites range from 6,000 to nearly 16,000 square feet and are wide enough to accommodate RV parking on specific homesites.

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 home you are interested in. Options include cabinets, countertops, flooring, appliances, a second refrigerator, a beverage refrigerator, pendant lights, a service door at the garage, and more. Please ask your sales counselor for more details.

What are the most notable amenities within Park Vistas and nearby?

Park Vistas is nestled in the Foothills of Henderson near the base of River Mountain. Your future home is located directly adjacent to the 160-acre multiple-use complex of Heritage Park.

- Heritage Park offers an amphitheater, a splash pad, a 2-mile round-trip paved walking trail and picnic areas. Athletic fields include 10 soccer fields and 2 baseball fields. Q's Court is a peaceful outdoor area for meditation and reflection honoring Quinton Robbins, one of the 58 victims who tragically lost their lives at the Route 91 Harvest Festival in Las Vegas on October 1, 2017.
- Heritage Park Aquatic features two indoor pools open year-round to serve people of all ages. The competitive/lap pool has fourteen 25-yard lanes and a depth ranging from 3.5 feet to 13 feet. It meets U. S. Swimming and Nevada Interscholastic Athletics Association (NIAA) standards as well as diving, synchronized swimming, and water polo standards. It is designed for competitive use at all levels and serves Clark County School District high school swim teams.

A second warm water instructional pool includes four 25-yard lanes and ranges in depth up to 4 feet. It is equipped with stair entries, seating/teaching shelf, and ramp entry, making it ideal for instructional and therapeutic needs.

- City of Henderson Heritage Park Senior Facility offers a wide variety of programming, ranging from art and cooking classes to exercise and dance programs, in addition to social and wellness services designed to meet the needs of Henderson's active 50+ population.
- Bark Park at Heritage Park is the City of Henderson's largest and most unique dog park. The 5-acre park features separate dog runs, agility course, walking trail, dog bone-themed benches, drinking stations for pets (and some for people too), and even a splash pad for just the four-legged furry friends. The Bark Park hosts classes and programs and can also accommodate small dog shows and events. Barkules, the park's cute puppy mascot, stands six feet tall and 18 feet long serving as an oversized play structure for children as he loyally watches over the park.

Also, nearby:

- Park Vistas is also just a quick trip to the Water Street District, the historic heart of Henderson. Sprinkled with restaurants, local breweries and boutique storefronts, Water Street District includes community events like weekly Farmer's Market, festivals, parades and more.
- Lifeguard Arena Henderson, located smack dab in the middle of Water Street, serves as the practice home of the Henderson Silver Knights and a community ice skating hub for Henderson residents.
- Three additional City of Henderson Recreation Centers are also located within a 2.5-mile radius: Valley View Recreation Center, Downtown Recreation Center, and the Black Mountain Recreation Aquatic Complex.
- Hiking and bicycle-friendly roads and trails.
- 30-minute drive to depression-era engineering marvel Hoover Dam, offering scenic views of the Colorado River and Lake Mead.
- Less than 2-miles away, take a step back in time and see a little snippet of Clark County at the Clark County Museum.
- Approximately 20 minutes to the magnificent Lake Mead National Recreation Area.

Is there shopping, dining, and resources nearby?

- Less than a 10 to 15-minute drive will take you to Lake Mead Crossing, the Galleria at Sunset, and The District at Green Valley Ranch.
- Within a 5-mile radius, you will be able to find everything from casual, fast food to 5-star dining.
- Park Vistas is approximately 25-minutes from the Las Vegas Strip and Harry Reid International Airport.

Which schools will children attend?

The elementary school is Sue Morrow Elementary School, the middle school is Brown Mahlon Middle School, and the high school is Basic Academy. Please call the Clark County School District to verify information as boundaries and availability are subject to change without notice.

Will the homes have a warranty?

Yes, Paragon Life Builders provides a warranty for workmanship and materials during the 1st year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1st and 2nd years of ownership. Additionally, Paragon Life Builders purchases a structural warranty at the close of escrow on behalf of the homeowner, which provides for structural coverage of qualified defects for years three through ten of ownership.

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

Yes, all prospective buyers need to provide a pre-approval letter from the builder's preferred lender, loanDepot®. There are incentives available if a buyer closes the loan with loanDepot®. For cash offers, proof of funds will be necessary. Ask your sales counselor for more details.

What is the deposit and costs required to purchase a home at Park Vistas?

A \$10,000 earnest money deposit is required and payable to First American Title Company. Buyers are responsible for the following closing costs: all lender related costs, real estate transfer tax, ½ the escrow fee, owner's and lender's title policy costs, plus all HOA related fees.

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

Yes, the Park Vistas Homeowners Association dues are projected at approximately \$195 per month and may change over time and as the community is sold. HOA dues include common area landscape maintenance/ water/ electricity, pest control, monument sign, HOA management fees, HOA insurance and capital reserves.

Do I need a real estate agent to purchase a home at Park Vistas?

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 Park Vistas. The good news is 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 after you move in.

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 contact with a Paragon Life Builder representative to participate.

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.

