



## Frequently Asked Questions

### How many homes are in the community?

There are 13 single family residences to be built within the community. We have two floor plans, 2,709 square feet (single-story) and 3,000/3,197 square feet (two-story), that include 4-5 bedrooms, 3.5-4.5 bathrooms and a 3-car garage (4<sup>th</sup> car option available for each plan). The plans also include a dedicated next-gen suite. Homesites range from 6,700 to 8,385 square feet.

### 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 cabinets, countertops, flooring, appliances, a second refrigerator, a beverage refrigerator, pendant lights, a service door at the garage, solar panels, window coverings, and more. Please ask your sales counselor for more details.

### What are the most notable, nearby amenities and resources within Paragon Crest?

Paragon Crest is located on the outskirts of Paradise Valley and just blocks from Henderson proper. Conveniently situated in a well-established neighborhood, your new home is within 2-miles of Interstate 515, 2.5 miles of Harry Reid International Airport, close to Henderson Hospital, and a multitude of recreational and entertainment activities. A quick drive will take you to Sunset Park, Wildhorse Golf Club, Ethel M Botanical Garden, and Sunset Station Casino. Also, nearby:

- 6-miles to T-Mobile Arena, home of the Vegas Golden Knights ice hockey team.
- A close 7-miles will get you to Allegiant Stadium, home of the Las Vegas Raiders football team.
- The neon-soaked Las Vegas Strip, the heart of Las Vegas with vast hotels, every type of dining experience, and performance venues for music, comedy, and circus-style acts is just 7 miles.
- Approximately 12 minutes to Downtown Henderson and the Water Street District.
- Within 25 minutes, you will enter the magnificent Lake Mead National Recreation Area.
- A 35-minute drive takes you to the depression-era engineering marvel of Hoover Dam, offering scenic views of the Colorado River and Lake Mead.

### Is there shopping and dining nearby?

The Galleria at Sunset, Whitney Ranch Shopping Center, and Stephanie Street Shopping Center, all within 3 miles of Paragon Crest, offer nationally popular tenants, chain and locally owned restaurants, and local businesses and financial institutions. Within 10 minutes, you can be at the open-air complex of either Town Square or The District at Green Valley Ranch. There are eight grocery stores located within a 2-mile radius and dining options are plentiful offering cuisine for every palette from casual to sit-down fine dining.

## Which schools will children attend?

The elementary school is Bill Y. Tomiyasu Elementary School, the middle school is Helen C. Cannon Junior High School, and the high school is the Del Sol Academy of Performing Arts. 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 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 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 Paragon Crest?

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 Paragon Crest Association dues are projected at approximately \$192 per month and may change over time and as the community is sold. HOA dues include common area landscape maintenance, HOA management and capital reserves.

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

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 Crest. 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.

## 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.*

