SUMMERLIN NEW HOMES · FOR BUYERS MOVING FROM OUT OF STATE

Buying new in Summerlin from out of state

What new Summerlin neighborhoods start at right now, what that price leaves out, and the one rule that decides who can help you. Short, so you can read it before you plan a trip.

What new neighborhoods start at

Base "from" prices, as listed on each builder's website on September 21, 2026.

UNDER $700K	**Caldwell Park** KB Home	Townhomes from $397,990 · homes from $538,990
	Dove Rock Woodside Homes	Townhomes from $519,990 · homes from $549,990
	Iris Glen Richmond American	Paired homes from $574,950
	Raven Crest Toll Brothers	Townhomes from $634,995
	Sandpiper Lennar	From $637,158
	Reserves at Alton KB Home	One and two story, from $684,990
$700K TO $900K	**Aberdeen Collection II** Tri Pointe Homes	From the $700s
	Mockingbird Lennar	From $790,354, including Next Gen plans
	Enclaves at Cloudbreak Ridge KB Home	Gated, single story, from $824,990
	Reserves at Cloudbreak Ridge KB Home	Two story, from $839,990
	Brantley Pulte Homes	Gated, one and two story, from $879,990
$900K TO $1.2M	**Edgewood** Tri Pointe Homes	From the $900s
	Carlisle Peak and Carlisle Ridge Tri Pointe Homes	From the $1Ms
	Ashland Taylor Morrison	Gated, single story, from $1,039,990
	Primrose Park Richmond American	Two story, from $1,127,950
$1.2M AND UP	**Glenrock** Toll Brothers	From $1,398,995
	Arcadia SHAWOOD	From $1,594,990
	Cactus Bloom Richmond American	Single story, from $1,734,950
	Fairview Lennar	Gated, single story, from $1,898,990

Base prices exclude lot premiums, options and upgrades, and builders change prices and availability often. Not every Summerlin neighborhood is listed. Model homes are shown with upgrades. Always confirm current pricing with the builder.

READ THIS BEFORE YOU VISIT A MODEL

The first-visit rule

Here's the thing most people only find out afterwards. Many builders will only let you have your own agent if that agent registers you, or comes with you, on your very first visit. Some also ask for a signed buyer agreement at that visit. If you walk in on your own first, you usually can't add an agent later, and you'll negotiate with the builder's sales team by yourself.

So before you visit any model, even just to look, send me a text and I'll register you. It costs you nothing, since the builder pays the agent.

What the base price leaves out

Two homes with the same starting price can cost very different amounts each month. Before you compare, ask for these in writing:

- HOA dues, including the Summerlin master association
- Any SID or LID assessment on the lot, and how much it is each year
- The lot premium for views, corners or cul-de-sacs
- What the model has that the base home doesn't
- The estimated property tax

About builder incentives

Most builders run incentives, like a lower interest rate, help with closing costs or a design credit. They usually come with an end date, and many depend on using the builder's own lender. They change month to month, so I'll tell you what's actually on offer the week you're looking, and whether it's worth more than the price cut you could negotiate instead.

How I can help from here

Tell me your budget and roughly when you'd like to move. I'll send you the homes that fit, the incentives on each, and the true monthly cost. When you're ready to come out, I'll plan a tour day so you see the right homes in one trip. Whenever you're ready, there's no rush at all.

WHO'S SENDING THIS

Dimple Kaur

I spent nearly 19 years in luxury real estate in Dubai before moving to Las Vegas in 2024, so I know what it's like to buy in a city you don't know yet. Always a resource, never a sales agent.

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