

**A ROOM WITH A VIEW**

# Harmony offers 'FREEdom'

*Homebuilder launches program*

SPECIAL TO REAL ESTATE

**L**as Vegas-based Harmony Homes has established a variety of options at its Las Vegas Valley neighborhoods. With its new FREEdom Program, buyers can create their own incentive package and personalize their new homes with designer finishes and upgrades.

Homebuyers will receive \$10,000 to \$25,000 in credit, depending on the neighborhood, to be used as they choose, according to Vice President of Sales Geoff Gorman.

"Harmony Homes offers

buyers a plethora of options to choose from, and the incentive dollars can be used for anything and for whatever is meaningful to them. Unlike other builders, we are not telling buyers that this is the option that you get. Through the FREEdom Program, we're letting the buyers design their own incentives," Gorman said.

The credit is available at all 16 of the builder's neighborhoods, where single- and two-story homes range from 1,462 to 4,900 square feet and are priced from the \$90,000s. The amount available is determined per neighborhood. Details are available at each neighborhood



Buyers at Bella Fiore at Lake Las Vegas can take advantage of the FREEdom Program and receive reduced lot premiums for great views, free designer touches or a number of other options to upgrade their homes.

sales office.

Buyers who want a covered patio or deck, stainless steel appliances or upgraded tile throughout the home or other options can purchase these items with incentive dollars.

"The incentive dollars can even be used for lot premiums. At our Bella Fiore neigh-

borhood at Lake Las Vegas, for example, you can use the incentive on a lot premium for a home along the golf course or with city views at no charge to you. Or you can use your incentive dollars for closing costs or for buying down today's already low interest rates, which reduces

the overall cost to buy a new home. The choice is yours," Gorman said.

Sales offices and model homes are open daily from 10 a.m.-6 p.m., except, Monday, when they open at noon.

For neighborhood details and directions, visit [HarmonyHomes.com](http://HarmonyHomes.com).



An artist's rendering of Lennar's Salerno plan at Mandolin in Mountain's Edge depicts the home, which houses three bedrooms, 2½ baths and a two-car garage.

# Lennar to host grand opening events today

*Weekend festivities celebrate 2 new valley communities*

SPECIAL TO REAL ESTATE

Lennar is celebrating the grand openings of two new single-family home communities today and Sunday at Mandolin in Mountain's Edge and Lexington Park in northwest Las Vegas. Starting prices begin from the \$100,000s.

Everyone is invited to come out and cool off with an ice cream social at both communities from 10 a.m.-6 p.m.

"Today is another exciting day for Lennar," said Christina Mayer, Lennar new-home consultant. "Today we are rolling out lots of exciting changes, including new plans, amazing incentives and extremely low-interest rates."

Lennar is bringing two new plans to the communities that include two-story single-family homes ranging in size from 1,465 to 1,749 square feet.

The plans include three and four bedrooms, 2½ to three baths and two-car garages.

The larger of the two plans, the Verona plan, offers a fourth bedroom downstairs, and the Salerno plan offers a large master bedroom with his and hers walk-in closets.

"We are very excited about the new floor plans that we are introducing today," said Arnold Loya, Lennar new-home consultant. "These plans have been designed specifically with the Las Vegas buyer in mind. They feature great livability with exceptional value, all at fantastic locations."

The Mandolin community offers access to walking trails, a pool, park and barbecue areas.

Lexington Park offers four one- and two-story styles to choose, ranging from 1,531 to 1,907 square feet with up to four bedrooms and 2½ baths

and includes front and backyard landscaping.

The community features a large park with barbecue areas and a gated area where dogs can run off leash.

Schools, shopping, restaurants, outdoor activities and entertainment are located nearby.

To visit Mandolin, from Blue Diamond Road travel south on Buffalo Drive to Cactus Avenue and turn left. The sales office and model homes are located on the right side.

To reach Lexington Park, take U.S. Highway 95 and exit Craig Road east, take Craig Road to Jones Boulevard and head north. Follow the signs to the community on the west side of Jones Boulevard at 4517 Imperial Orchard.

For a complete list of communities in Las Vegas, call 877-204-4411 or visit [Lennar.com](http://Lennar.com).

# Mira Villa showcases luxury condo homes within Summerlin

SPECIAL TO REAL ESTATE

Condominiums in the Mira Villa Summerlin residential area are currently being offered for sale.

Recently completed in 2010, the luxury condominiums border the Angel Park and TPC Las Vegas golf courses. They consist of two- to four-bedroom units from 2,000 to 4,000 square feet.

"Our model is to find undervalued properties, which are well located, and provide buyers a luxury home at a great value," said Peter Wells, founding partner and principal of Condo Capital Solutions Inc., the Louisville, Colo., real estate investor who purchased 93 of the unsold units in the 113-unit residential complex at a foreclosure sale.

Mira Villa, located in a gated community, is comprised of 21 buildings with private elevators and amenities including granite countertops, gourmet kitchens, private two-car garages, pool, spa, fitness center, outdoor barbecue areas and

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PETER WELLS  
CONDO CAPITAL SOLUTIONS INC.

panoramic golf-front, city, mountain and Las Vegas Strip views.

JW Marriott Las Vegas Resort & Spa offers owners discounted spa, salon treatments and nightly room rates; discounted food and beverages; complimentary shuttle service to the resort; complimentary golf concierge; in-home catering service; in-home housekeeping services and pool memberships. Condominium owners also receive TPC Las Vegas discounted rounds of golf.

For more information, contact Wells at 303-533-1609, or visit [condocapitalsolutions.com](http://condocapitalsolutions.com)



A view from the outdoor patio of a Mira Villa condo overlooks the Spring Mountains.

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