



tri pointe®
HOMES

Simply stunning, inside and out.

Modern townhomes that surpass all expectations. At Vertex, you'll find contemporary architectural design, loads of light, and the model interiors designed by Bobby Berk.

The outdoors outdoes itself

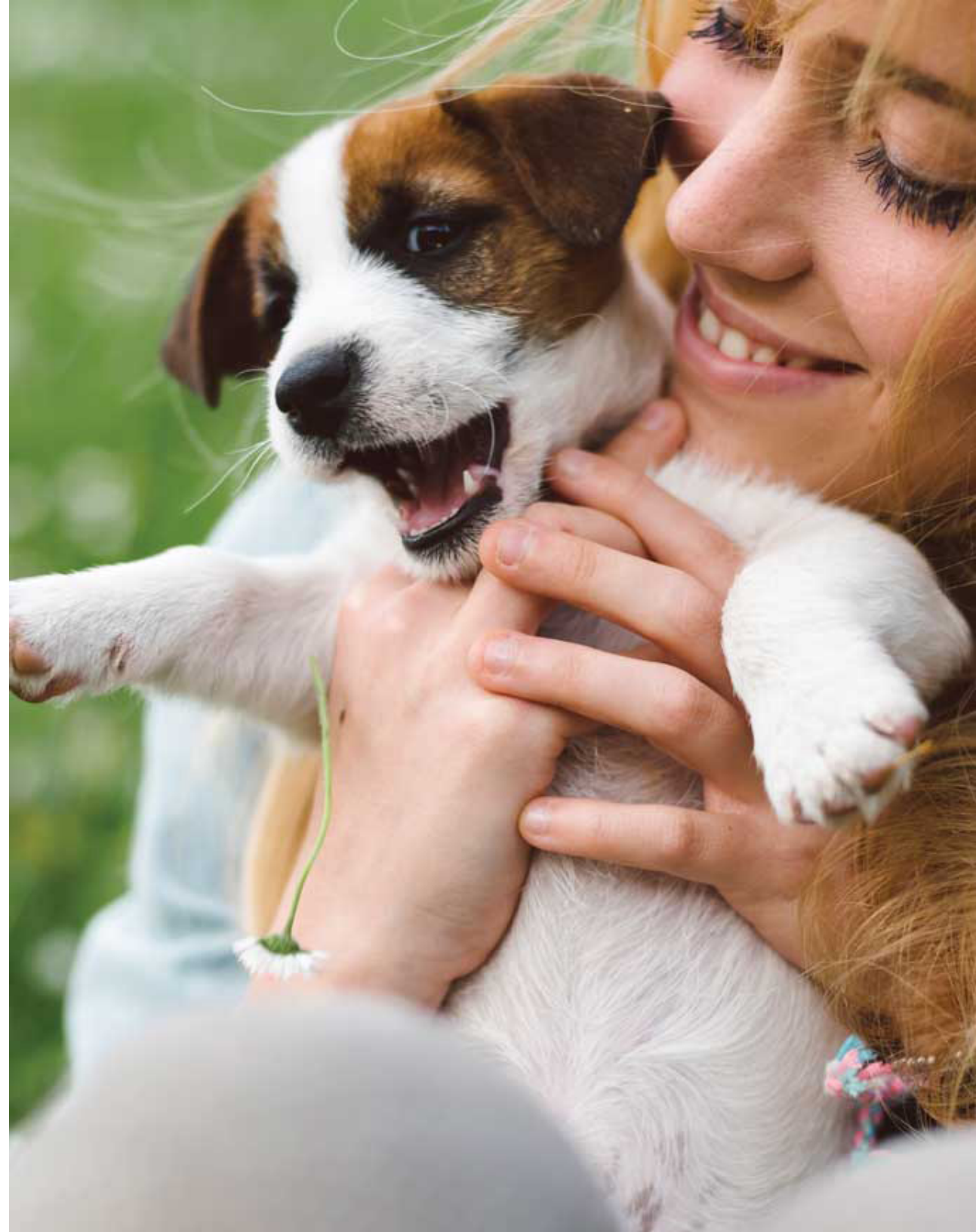
Step inside the Vertex neighborhood for all the comforts of this life-enhancing community. Come all you puppy-people to the neighborhood park with places to chat and sniff, plus a path to Summerlin's walking Arroyo. Pool-lovers, too, can lounge on a chaise, then splash and dip toes with a drink in hand. And when the good-boy fetching and laps are done, there's more fresh air in your own backyard space back home.

Test the outer limits

You won't want to leave, but when (if) you do go for a hike, or take in all the sights, be sure to admire the light that comes from the mingling of high clouds and sunshine above the Red Rock Canyon mountains. From your homebase at the base of that gorgeousness, you're minutes from trails and disc golf at Fox Hill Park. And Downtown Summerlin is worth the quick drive for dinner and shopping. Costco at Summerlin Center is close too, and we know you're not mad about that.

The height of modern technology

Earth-inspired and super inspiring, each LivingSmart® home at Vertex includes HomeSmart features that mean you can be a good planetary citizen and get comfort, convenience, and control that make the everyday a little more fancy-pants. A mesh Wi-Fi system keeps you very much online with the streaming and meeting bandwidth you need. Lighting, temperature, and other settings can be switched on and off from home and afar, and you can lock your door via Wi-Fi—and also unlock it when the dog-walker arrives for Mr. Herringbone.






Vertex Plans 1 - 3

1,790 - 1,914 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garages

Life-changing by Design

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>. 



Vertex Plan 1



1,790 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garage



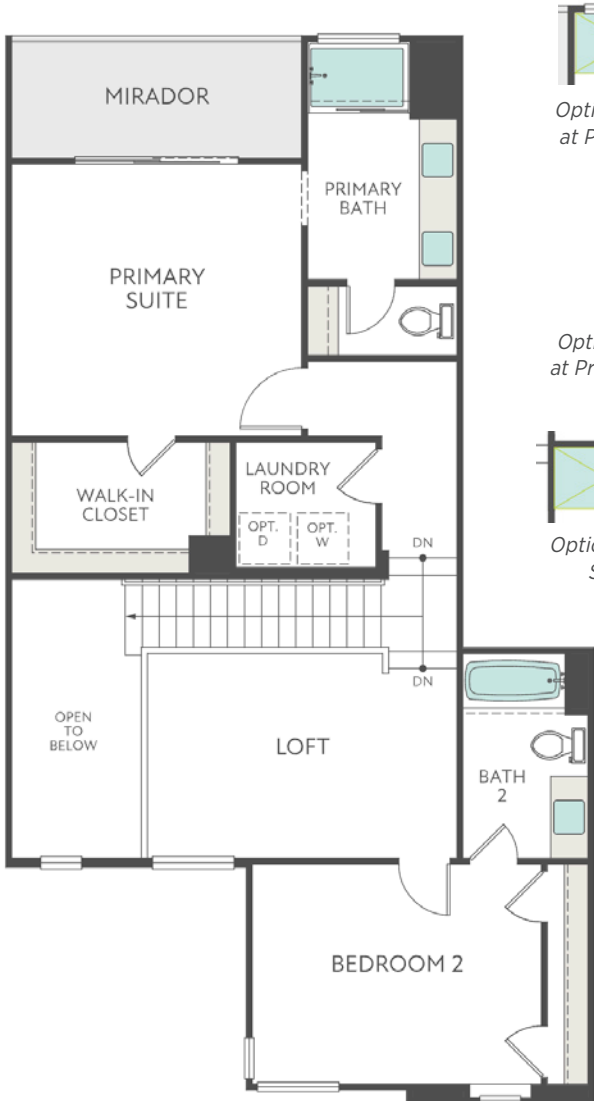
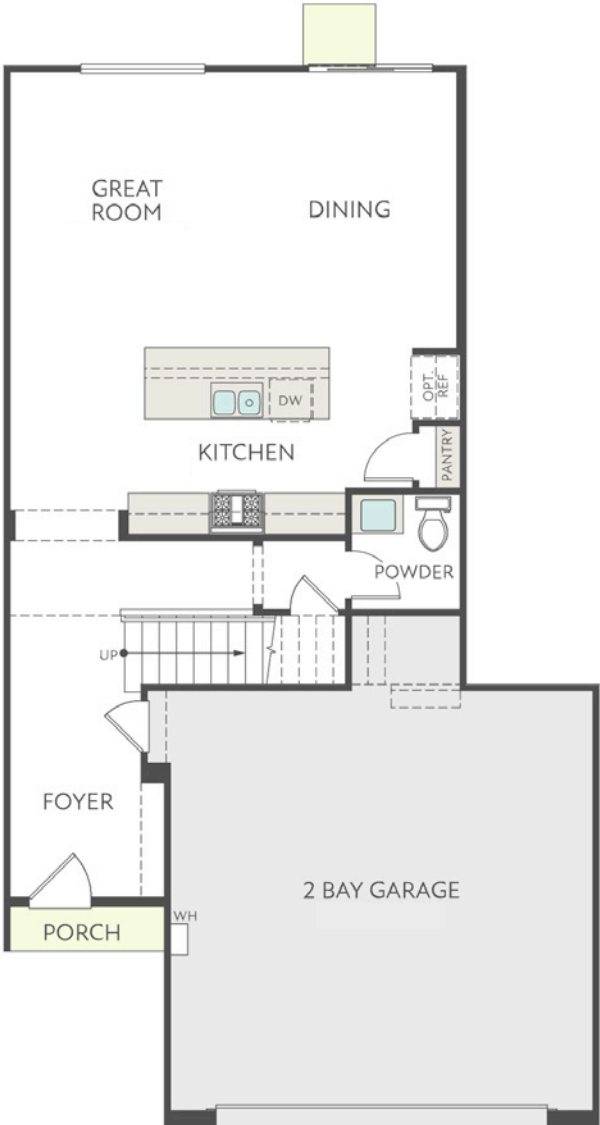
ELEVATION A



ELEVATION B



ELEVATION C



The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>.

Vertex Plan 2

1,824 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



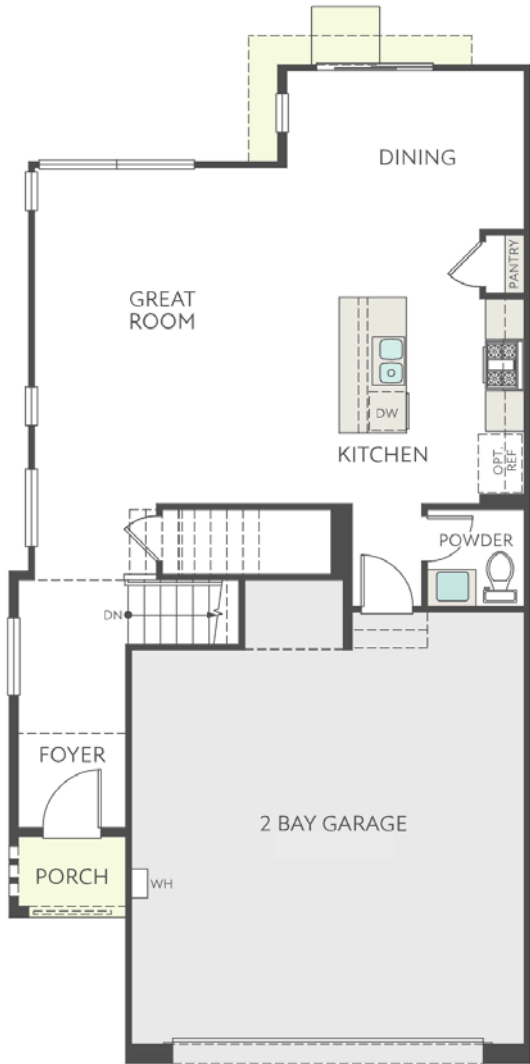
ELEVATION A



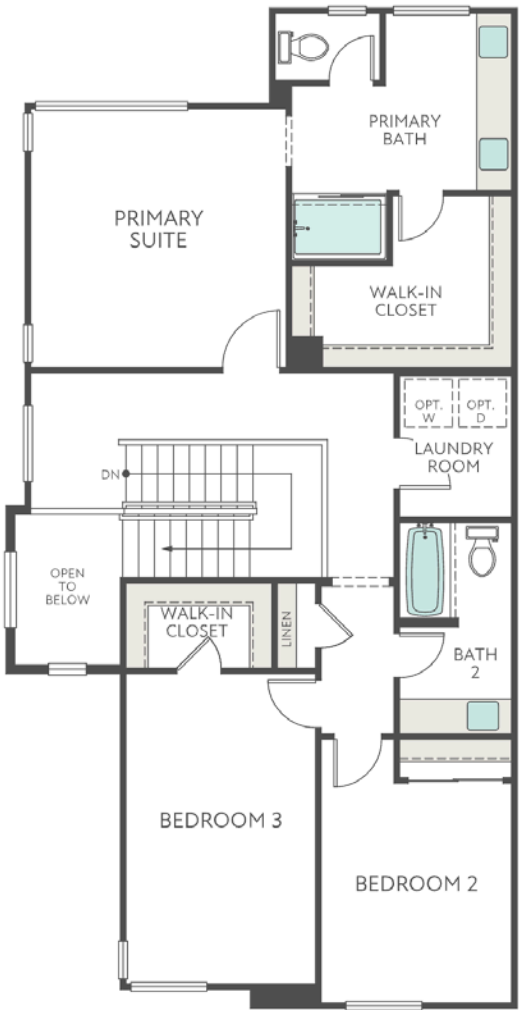
ELEVATION B



ELEVATION C



Pantry Cabinets at Kitchen



Optional Door at Primary Bath

Optional Shower at Primary Bath

Optional Bath 2 Shower

Optional Second Sink at Bath 2

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>.

Vertex Plan 2X

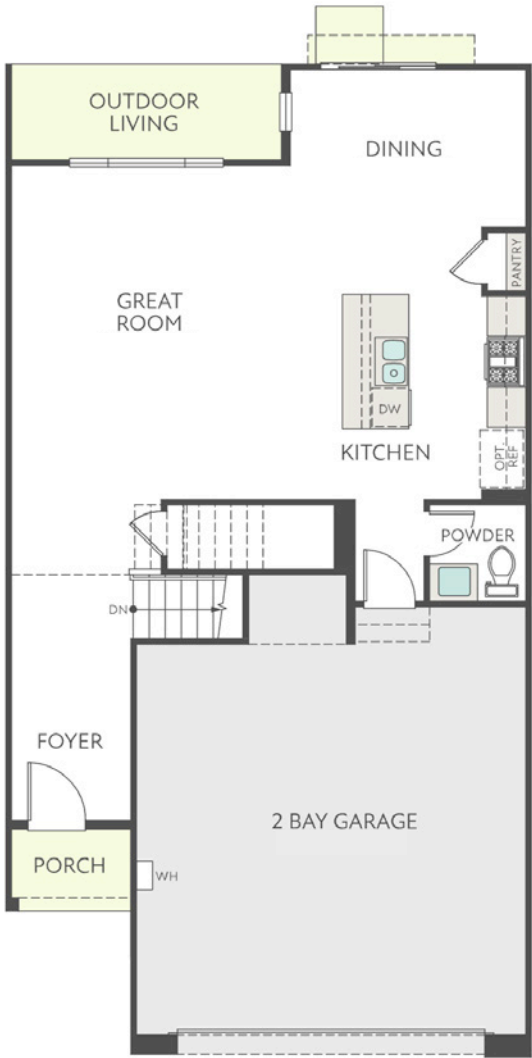
1,838 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



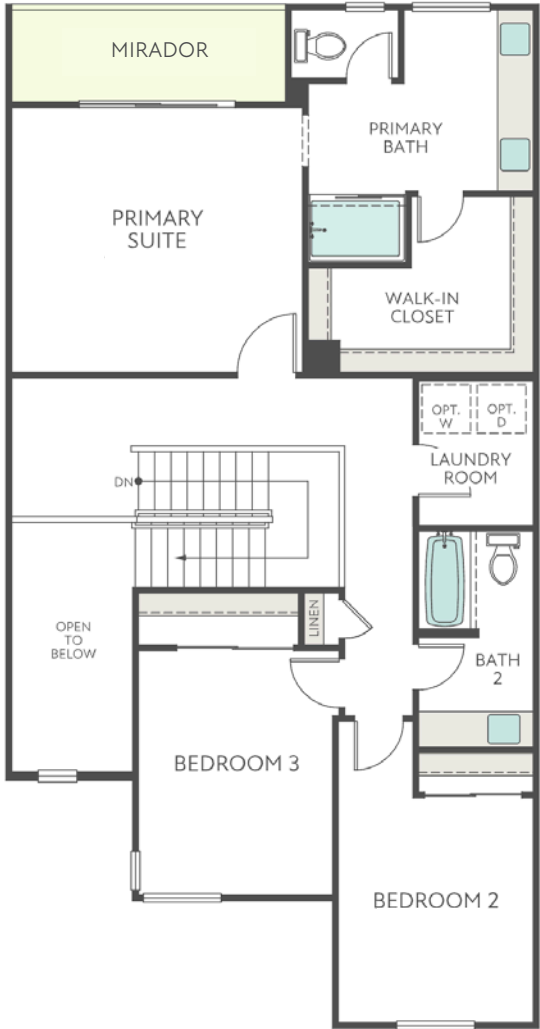
ELEVATION B



ELEVATION C



Pantry
Cabinets
at Kitchen



Optional Shower
at Primary Bath

Optional Door
at Primary Bath

Optional Bath 2
Shower

Optional Second
Sink at Bath 2

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>.

Vertex Plan 3



1,914 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



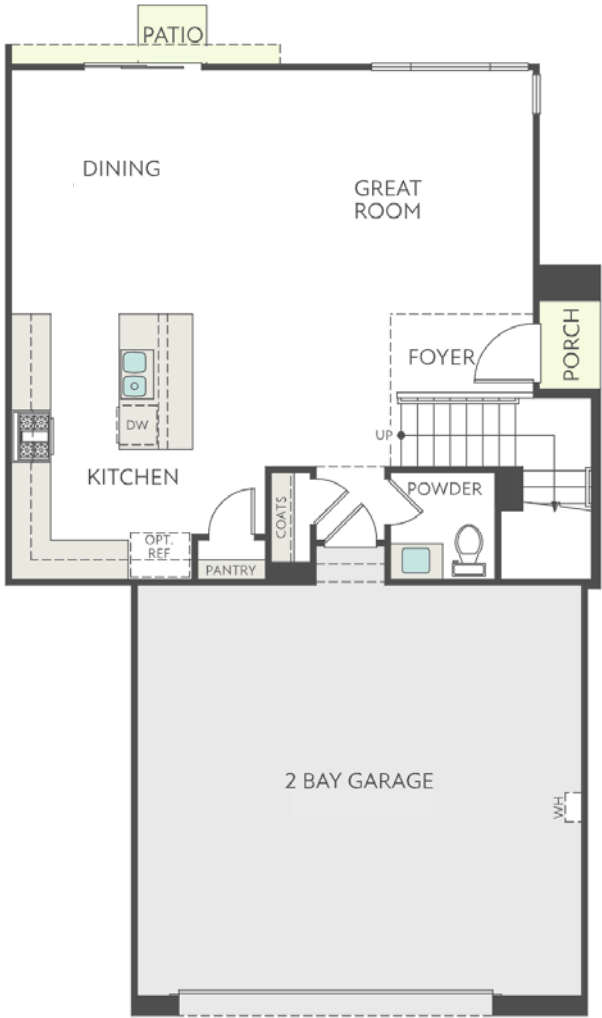
ELEVATION A



ELEVATION B



ELEVATION C



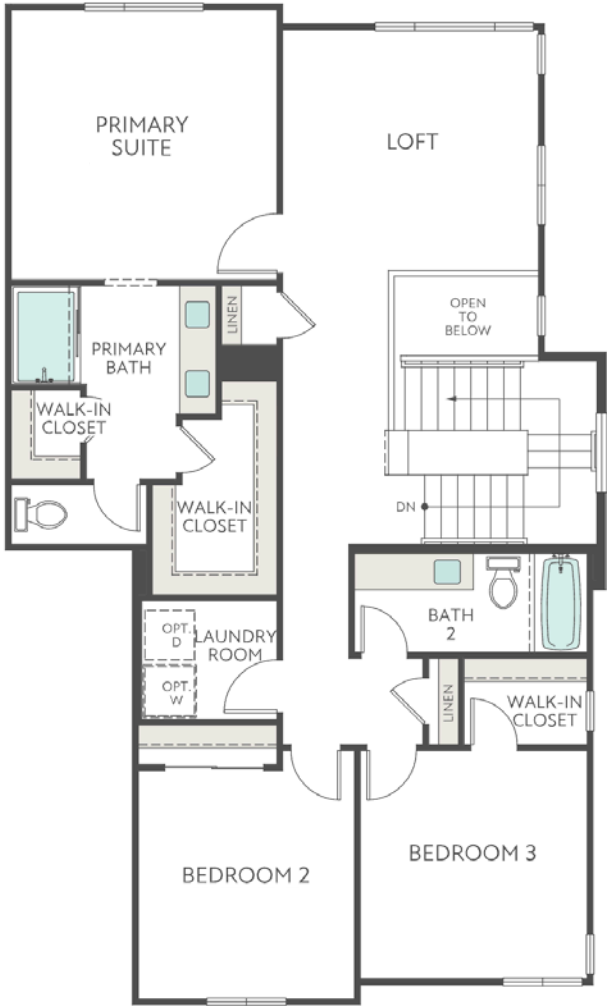
Optional Door at Primary Bath



Optional Shower at Primary Bath



Optional Garage Storage under Stairs



Optional Bath 2 Shower



Optional Second Sink at Bath 2

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>.

INCLUDED FEATURES

CURB APPEAL

- ▶ Architecturally specified exterior color palettes
- ▶ Paver driveways and walkways in designer-selected color to compliment exterior elevations
- ▶ 8’ tall Therma Tru® composite entry door
- ▶ Decorative entry door hardware in satin nickel finish by Schlage®
- ▶ Steel sectional roll-up garage doors
- ▶ Weatherproof exterior electrical outlets in select locations
- ▶ Designer-selected coach lights (quantity and style varies per plan and elevation)

THE DETAILS

- ▶ Primary Suite featuring walk-in closets
- ▶ 17”x17” ceramic tile flooring in entry, kitchen, all baths and laundry
- ▶ Plush carpeting over pad
- ▶ Interior door hardware levers in satin nickel finish
- ▶ Square drywall corners
- ▶ Knockdown drywall texture
- ▶ Paint-grade wood hand rails installed on pony wall
- ▶ LED interior lighting

BEAUTIFUL BATHROOMS

- ▶ All bathrooms include raised-height vanities
- ▶ Quartz countertops
- ▶ Undermount sinks in all baths
- ▶ Delta chrome finish faucets
- ▶ Compartmentalized water closet with elongated toilet

ENERGY AND EARTH FRIENDLY

- ▶ Ceiling fan prewires in great room, loft and primary bedroom (quantity and location vary per plan)
- ▶ Energy efficient heating and cooling systems
- ▶ Tankless water heater
- ▶ Soft water loop (soft water system available as an option)
- ▶ Smoke detectors with warning buzzer and battery backup
- ▶ Vinyl windows with dual-paned, spectrally selective glass
- ▶ Water efficient toilets
- ▶ Electrical vehicle charging outlet
- ▶ Whole home surge protection

KITCHEN ENVY

- ▶ GE® appliance package including range, microwave hood as well as dishwasher in stainless steel finish (varies per plan)
- ▶ Quartz slab countertop with 1.5” eased edge
- ▶ Stainless steel dual-compartment under-mounted sink
- ▶ Delta chrome touch-activated pullout faucet
- ▶ 42”cabinets with upper cabinet

DISTINCTIVELY INTELLIGENT

- ▶ Features HomeSmart® with activation and support
- ▶ HomeSmart® package includes
 - Mesh WiFi System
 - Voice Controlled Device (2 qty)
 - Smart Switches (2 qty)
 - WiFi Thermostat
 - Smart Doorbell
 - Smart Garage Door Opener
 - Smart Irrigation Clock
 - 42” Centralized Enclosure for RG6 CAT Distribution

AVAILABLE FEATURES

At our Design Studio we offer a wide variety of optional features.* Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your Design Studio Consultant for additional customizing opportunities.

CHOICES FOR YOUR GOURMET KITCHEN

- ▶ Selection of GE Café appliances
- ▶ Cabinet choices including finish colors and door styles, pot and pan drawers and 3” crown
- ▶ Variety of sink styles including single- and multi-compartment sinks in stainless steel and composite materials
- ▶ Choice of kitchen faucet styles and finishes from Delta
- ▶ Customized backsplash designs in a designer- selected array of materials and finishes

INTERIOR CHOICES

- ▶ Santa Fe drywall finishes
- ▶ Two-tone interior paint
- ▶ Upgraded door lever styles and finishes
- ▶ Mirrored closet doors
- ▶ Closet organizer systems in all bedrooms
- ▶ Upgraded interior door styles
- ▶ Stair railing choices
- ▶ Washer and dryer packages
- ▶ Window covering choices

CHOICE OF DISTINCTIVELY INTELLIGENT

- ▶ Personalized solutions for all of your home technology needs, including security systems, cameras, intercom, enhanced WiFi, home theater and networking
- ▶ Additional LED lights
- ▶ Reinforced outlets for hanging fixtures or wall sconces
- ▶ Additional duplex outlets
- ▶ Upgraded WiFi Thermostats

BATHROOM CHOICES

- ▶ Customized backsplash tile designs
- ▶ Variety of faucet finish choices and styles
- ▶ Tub enclosures in secondary bathtubs



Durability, Comfort, Savings

Tri Pointe Homes is a leader in green building and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet. New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement:



INCLUDED

- ▶ Low-formaldehyde insulation
- ▶ Low VOC interior paint
- ▶ MERV 8 air filters to reduce airborne contaminants
- ▶ Delta touch-activated pullout faucet

- ▶ LED lighting
- ▶ Energy efficient heating and cooling systems
- ▶ Low-E spectrally selective glass windows aim to keep heat and cold outside while letting light in
- ▶ Programmable “Smart” thermostat you can control remotely
- ▶ Higher efficiency tankless water heaters
- ▶ Electrical vehicle prewired charging outlet for your earth-friendly endeavors

- ▶ Plush, stain-resistant carpeting made from recycled material
- ▶ Engineered wood products
- ▶ Engineered, insulated entry doors
- ▶ Convenient recycling center in kitchen

- ▶ Delta WaterSense® labeled faucets
- ▶ GE® ENERGY STAR® dishwasher in kitchens
- ▶ Water-efficient toilets
- ▶ Drought tolerant landscaping

- ▶ Control your temperature, lighting and much more via smart phone or voice control, both for comfort and convenience while at home, or for your imminent arrival when away
- ▶ Remotely control access to securely monitor who’s coming and going from your video doorbell
- ▶ Your home is smart and connected via a Mesh WiFi System
- ▶ Smart Wi-Fi entry lock

AVAILABLE

- ▶ Low VOC interior paint packages

- ▶ GE® ENERGY STAR® washing machines, dryers, and refrigerators
- ▶ Additional LED lighting

- ▶ Low-fiber flooring using material from quickly rejuvenating managed forests

- ▶ Reverse osmosis water system at kitchen
- ▶ Delta Comfort Height water efficient toilet

- ▶ Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced Wifi, home theatre, networking and more



The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>.