



CALIFORNIA



LAS VEGAS



MOVING FROM CALIFORNIA TO LAS VEGAS

WHAT YOU **NEED** TO KNOW
BEFORE MOVING

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NEW HOME EXPERTS®  Douglas Elliman
LAS VEGAS

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WELCOME TO MY LAS VEGAS RELOCATION GUIDE!

Escape the high cost of living—embrace the Las Vegas lifestyle!

Are you tired of the soaring costs and crowded streets of Los Angeles? It's time to discover the vibrant, affordable lifestyle waiting for you in Las Vegas. Since 2006, I've had the privilege of helping hundreds of buyers transition seamlessly to the Las Vegas Valley, and I'm excited to help you make your move too!

Picture waking up in a spacious home with breathtaking views, enjoying year-round sunshine, and having access to world-class entertainment—all without breaking the bank. Whether you're dreaming of the perfect home in a 55+ active adult community, living close to the bustling heart of Downtown Summerlin, or savoring the dynamic energy of being just minutes from the Strip, Las Vegas offers a remarkable variety of options to suit every need and preference.

Maybe you're seeking the privacy of a guard-gated community, the lush fairways of a golf course neighborhood, or the tranquil beauty and serene views of Lake Las Vegas. Or perhaps you're craving outdoor adventures, delicious dining, and a thriving cultural scene. Whatever your vision, Las Vegas has something for everyone, whether you're a family, a professional, or simply looking for a fresh start.

This guide is your trusted companion for exploring all the unique living opportunities this incredible city has to offer. Check out some of my client reviews below to see how I've helped others successfully relocate and make their dream lifestyle a reality.

Let's turn your dream of a new life into reality! Reach out today to explore the incredible opportunities that await you in Las Vegas. Your new adventure starts here—I look forward to personally welcoming you to the amazing city I'm proud to call home!

Jennifer Graft
LICENSED REAL ESTATE
PROFESSIONAL



GIVE ME A CALL AND PUT ME TO THE TEST – I'D LIKE THE OPPORTUNITY TO BECOME YOUR MOST TRUSTED MORTGAGE FINANCING RESOURCE!

When it comes to choosing a lender, it's not just about numbers—it's about finding a trusted partner who understands your goals and works with you every step of the way. Since 2005, Darin has been helping Las Vegas homebuyers make their real estate dreams a reality. Originally from New Orleans, Darin brings Southern hospitality and over 18 years of local expertise to every transaction.

Darin and his team are committed to offering a seamless, personalized loan process. Whether you're a first-time homebuyer, upgrading to your dream home, or relocating to our vibrant city, you'll appreciate his professionalism, thoughtful guidance, and dedication to making the mortgage process smooth and stress-free.

If you're ready to take the first step in your home buying journey, Darin is here to help. Click [here](#) to get prequalified and discover why so many buyers trust him as their go-to mortgage resource.



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WELCOME To LAS VEGAS



Whether you're moving across the country or just across town, relocating to Las Vegas offers an unparalleled lifestyle. Known for its vibrant entertainment, luxury amenities, and family-friendly communities, Las Vegas is the perfect place to call home. This guide will help you and your family settle into the city with ease and style.

Las Vegas is more than just the Strip. It's a city full of opportunity, culture, and experiences tailored for families looking to elevate their lifestyle. Here's why families love it:

WHY *Choose* LAS VEGAS

Moving from the Los Angeles area to Las Vegas is an opportunity to enhance your lifestyle in ways you may not have imagined. While Las Vegas offers incredible affordability compared to LA, it's not about leaving behind your lifestyle—it's about elevating it.

Las Vegas is so much more than the Strip. It's a city filled with vibrant, walkable neighborhoods featuring trails and lushly landscaped parks. Imagine spending your weekends exploring farmer's markets, catching world-class performances at the Smith Center for Performing Arts, or enjoying a thriving food scene with unique eateries that reflect the incredible diversity of our community.



For nightlife enthusiasts, Las Vegas delivers the best in entertainment, rivaling what you know and love in LA. And for families, there are highly sought-after communities with top-rated schools and a welcoming atmosphere. With its mix of culture, accessibility, and recreation, Las Vegas offers a lifestyle that's both dynamic and fulfilling.

Here's why so many LA residents are falling in love with the idea of calling Las Vegas home



YEAR-ROUND SUNSHINE

Enjoy over 300 days of sunshine a year, perfect for outdoor adventures.



WORLD-CLASS DINING & ENTERTAINMENT

Luxury dining, theaters, and family-friendly attractions are just minutes away.



LAS VEGAS IS MORE THAN JUST THE STRIP. IT’S A CITY FULL OF OPPORTUNITY, CULTURE, AND EXPERIENCES TAILORED FOR FAMILIES LOOKING TO ELEVATE THEIR LIFESTYLE. HERE’S WHY FAMILIES LOVE IT.



TOP-RATED SCHOOLS

Home to prestigious private schools and high-performing public schools.



DIVERSE NEIGHBORHOODS

From gated luxury communities to spacious suburban homes, there’s a perfect fit for every family.



OUTDOOR RECREATION

Proximity to Red Rock Canyon, Lake Mead, and Mt. Charleston offers endless activities.

LAS VEGAS

Cost OF LIVING

CITY	COMPOSITE INDEX	GROCERIES	HOUSING	UTILITIES	TRANSPOR- TATION	HEALTHC ARE
Las Vegas, NV	105.00	101.60	108.00	90.00	104.00	106.00
Albuquerque, NM	97.00	97.20	90.00	100.00	94.00	96.00
Denver, CO	127.50	98.30	185.00	94.00	97.00	107.00
Los Angeles/ Long Beach, CA	166.20	95.50	314.00	110.00	102.00	93.00
Phoenix/ Mesa, AZ	99.40	98.60	103.00	98.00	101.00	95.00
Reno,,NV	116.90	100.50	158.00	79.00	106.00	97.00
Salt Lake City, UT	108.00	94.40	133.00	82.00	100.00	95.00
San Diego, CA	166.00	106.80	292.00	101.00	112.00	111.00

As someone who’s helped countless clients relocate from Los Angeles to Las Vegas, I know firsthand how the cost of living in LA can feel overwhelming. Housing is one of the biggest expenses—did you know the median home price in Los Angeles is around \$900,000? That’s nearly double what you’ll find in Las Vegas! Renting isn’t much better, with one-bedroom apartments averaging between \$2,500 and \$3,000 per month.

It’s not just housing, either. Everyday costs add up quickly in LA. Gas prices hover around \$5 per gallon, and a casual meal out can easily cost \$25 per person. Even public transportation comes with a hefty price tag—a monthly Metro pass runs about \$100, and energy bills average \$236 per month.

Groceries and dining also take a bite out of your budget. The average monthly grocery bill for one person can range from \$400 to \$600, and a three-course meal for two at a mid-range restaurant typically costs around \$105. Entertainment isn’t cheap either—movie tickets range from \$15 to \$20, and gym memberships start at \$50 per month.

One of the reasons I love helping people relocate to Las Vegas is the relief and excitement they feel when they realize how far their dollar stretches here. The median home price in Las Vegas is \$487,000, nearly half the cost of LA, and you’ll find rental prices are about 39% lower as well. Everyday expenses like gas, groceries, and dining out are significantly more affordable, so you can focus on enjoying the lifestyle, not stressing about the bills.

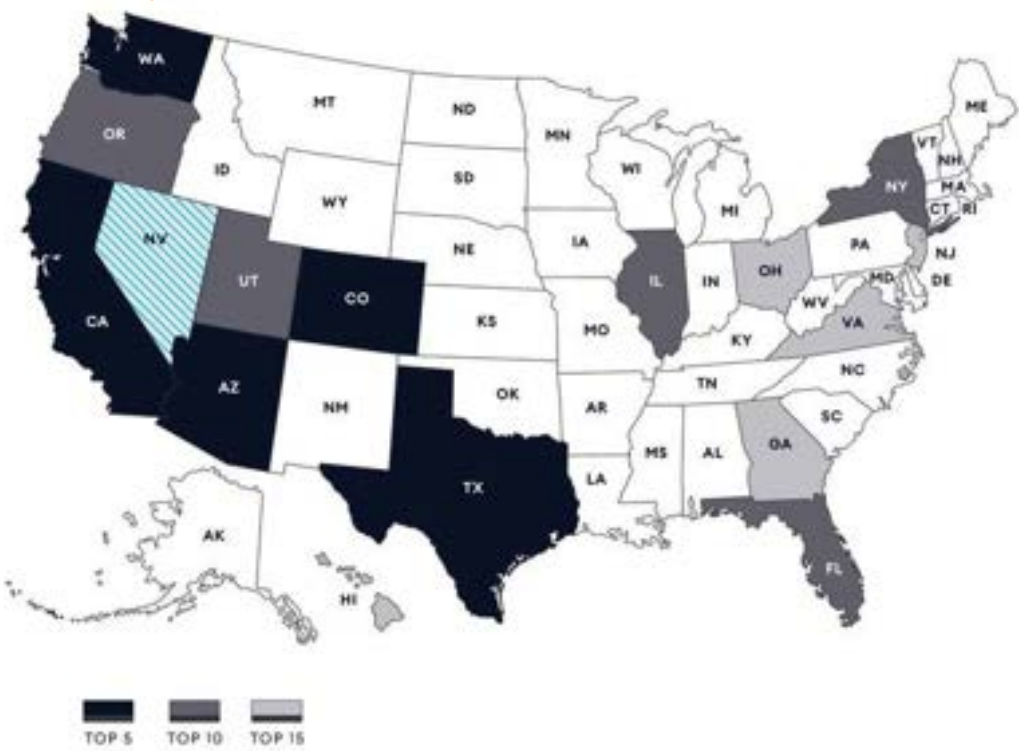
Whether you’re looking to save money or upgrade your lifestyle, Las Vegas offers incredible value without sacrificing quality. I’d love to show you how our vibrant city can be the perfect place to call home.

Tax Rates MAJOR IN NEVADA

CORPORATE INCOME	FEDERAL ONLY
ESTATE FEES	FEDERAL ONLY
GIFT/ INHERITANCE	FEDERAL ONLY
FRANCHISE	NONE
INCORPORATION FEES	GRADUATED FEES BASED ON TOTAL SHARES MAX NOT TO EXCEED \$25,000
INTANGIBLE	NONE
INVENTORY	NONE
PERSONAL INCOME	FEDERAL ONLY
SALES	6.8% + 1.4 IN CLARK COUNTY
PROPERTY	\$1.95 PER \$100 OF VALUE (ADD \$.60 IN CLARK COUNTY)
UNEMPLOYMENT INS.	3% - 5.4%
WORKER'S COMPENSATION	VARIABLE BY INCOME LOSS AND SEVERITY OF INJURY
UNITARY	NONE

TOP 10 LAS VEGAS LOCAL MIGRATORY *Markets*

TOP LAS VEGAS
MIGRATION STATES



TOP 10 LAS VEGAS
LOCAL MIGRATORY
MARKETS

Rank	County of Origin	State	% of Inflow
1	Los Angeles County	CA	14.6%
2	Orange County	CA	4.3%
3	San Bernardino County	CA	4.1%
4	San Diego County	CA	3.9%
5	Riverside County	CA	3.6%

Rank	County of Origin	State	% of Inflow
6	Honolulu County	HI	3%
7	Maricopa County	AZ	2.7%
8	Cook County	IL	1.7%
9	Santa Clara County	CA	1.6%
10	Alameda County	CA	1.6%

LOCAL MIGRATORY MARKET COMPARATIVE ECONOMIC DATA

	Las Vegas	Los Angeles	San Diego	San Francisco	Riverside	Chicago	Phoenix
Payroll Tax	1.17%	6.6%	6.6%	6.6%	6.6%	4.95%	5.1%
Corporate Income Tax Rate (Top Bracket)	0%	8.84%	8.84%	8.84%	8.84%	9.5%	4.9%
Individual Income Tax Rate (Top Bracket)	0%	13.3%	13.3%	13.3%	13.3%	4.95%	2.5%
Sales Tax Rate (State Minimum)	6.85%	7.25%	7.25%	7.25%	7.25%	6.25%	5.6%
Property Tax Rate	0.59%	0.75%	0.75%	0.75%	0.75%	2.05%	0.63%
Cost of Living Index	99.7	148.6	145.6	167.4	116.1	115.0	107.3
Housing Opportunity Index	14.2	2.7	4.0	5.7	11.0	52.0	21.7

RELOCATION TO LAS VEGAS

Las Vegas offers a low unemployment rate, a growing skilled workforce, favorable taxes, and a pro-business climate, making it an ideal place to relocate. The population boom of the 80s and 90s spurred business growth and job creation, with diversification beyond gaming in recent years. With no state-level corporate, personal income, or franchise taxes, it's an attractive hub for businesses. The Las Vegas Metro Chamber of Commerce welcomes newcomers to explore, engage, and call Las Vegas home.

EMPLOYMENT REQUIREMENTS

- Food, Beverage, or Childcare: Obtain a Health Card from the Clark County Health District [(702) 759-1099].
- Hotel or Gaming Industries: A Sheriff's Work Card is required [(702) 828-3271].
- Liquor Handling: A Total Alcohol Management Card is mandatory.

EMPLOYMENT REQUIREMENTS

- Las Vegas Review-Journal: Find job listings online at www.lvrj.com or call (702) 383-0211 for a subscription.
- Employment News: Another valuable resource for job seekers.
- Major hotels and casinos also have dedicated job hotlines.



EMPLOYMENT NUMBERS

Boulder City Job Hotline
702-293-9430
Henderson Job Hotline
702-565-2318
Las Vegas Job Hotline
702-229-6346
Nevada Job Connect:
Las Vegas
702-486-0100

TOP *Schools* IN NEVADA

PRIVATE SCHOOLS



THE MEADOWS SCHOOL

A college-preparatory school with a strong academic focus.



FAITH LUTHERAN SCHOOL

Offers a robust curriculum and extracurricular programs.



ALEXANDER DAWSON SCHOOL

Focused on experiential learning and leadership.

PUBLIC SCHOOLS



CORONADO HIGH SCHOOL (HENDERSON)

Known for its academic programs and sports teams.



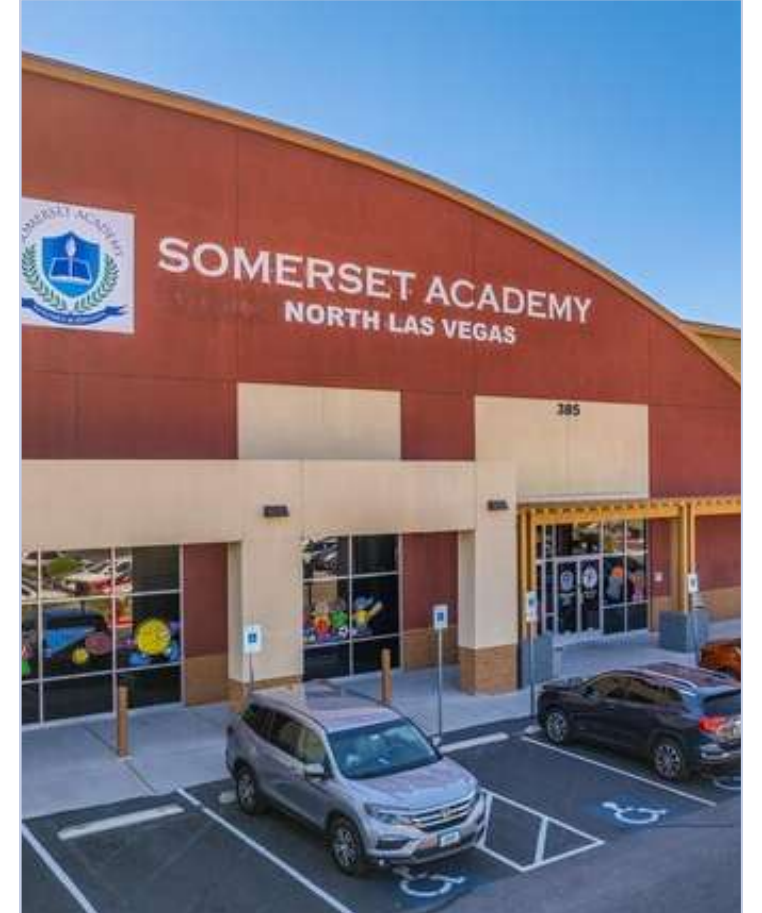
CORAL ACADEMY OF SCIENCE

Highly rated with a focus on STEM education



WEST CAREER AND TECHNICAL ACADEMY (SUMMERLIN)

Offers specialized career-focused education.



SOMERSET ACADEMY

Known for rigorous academics and innovative programs.

EXPERIENCE THE LAS VEGAS *Lifestyle*

A CITY FULL OF SURPRISES



LOCAL FARMERS' MARKETS

Start your weekend with fresh produce, handmade goods, and a lively community atmosphere at one of our local farmer's markets:

Summerlin is one of Las Vegas's most sought-after and prestigious master-planned communities. Spanning over 35 years of development, it has become synonymous with luxury living, exceptional amenities, and unparalleled convenience. As one of the most expensive communities in the valley, Summerlin offers a lifestyle that combines natural beauty, modern conveniences, and a strong sense of community.

Relocating from Los Angeles doesn't mean leaving behind the vibrant culture and lifestyle you love—it means discovering it in new and exciting ways here in Las Vegas. Our city is bursting with unique opportunities for entertainment, dining, shopping, and exploration that rival what you're used to in LA, all with a local flair that's distinctly Vegas.



CULINARY DELIGHTS

Food lovers from LA will feel right at home in Las Vegas with its booming culinary scene:

Chef James Trees:

One of Vegas’s most celebrated chefs, James Trees has made a name for himself with restaurants across the city. His flagship eatery, Esther’s Kitchen, has expanded in the Downtown Arts District, offering Italian cuisine with a modern twist.

Chinatown:

Just minutes from the Strip, our vibrant Chinatown features a variety of Asian cuisines, from authentic dim sum and ramen to Korean BBQ and Thai street food.

THE ARTS AND CULTURE SCENE

Las Vegas has a thriving arts and culture scene that’s constantly evolving:

The Smith Center for the Performing Arts:

This state-of-the-art venue brings Broadway shows, concerts, and cultural events to the heart of the city.

First Friday Downtown:

Held on the first Friday of every month, this lively event celebrates local art, food, music, and creativity in the historic Downtown Arts District.

The Little Theatre:

Las Vegas’s longest-running community theater, offering plays and performances that highlight local talent and creativity.



SPORTS: HOME OF CHAMPIONS

Las Vegas is a sports lover's dream and home to some of the biggest names in professional sports:

Vegas Golden Knights at T-Mobile Arena:

Experience the energy of NHL hockey as the Golden Knights dominate the ice.

Las Vegas Raiders at Allegiant Stadium:

This state-of-the-art stadium is the home of the NFL Raiders, combining world-class football with unmatched entertainment.

Las Vegas Athletics (Coming Soon):

Baseball fans, get ready! Las Vegas will soon welcome the Athletics, bringing America’s favorite pastime to our growing sports scene.



LOCAL SHOPPING AND BOUTIQUES

Las Vegas has no shortage of independent shops and unique retail experiences:

The Writer's Block:

A beloved local bookstore that offers a carefully curated selection of books, events, and workshops for literary enthusiasts.

Tivoli Village:

This picturesque outdoor shopping destination is home to local boutiques, great dining, and a regular schedule of events.

Downtown Revival:

With new businesses opening every day, Downtown Las Vegas is experiencing a cultural and entrepreneurial boom, making it a hub for unique shopping, dining, and entertainment.



A CITY ON THE RISE

Las Vegas is much more than its world-famous Strip—it's a city filled with vibrant neighborhoods, cultural gems, and hidden treasures waiting to be discovered. Whether you're cheering on the Golden Knights, exploring a local farmer's market, catching a show at the Smith Center, or enjoying a meal at one of our renowned restaurants, Las Vegas offers an unparalleled lifestyle that combines the best of urban living with small-town charm.



LET'S TALK ABOUT

Location

Las Vegas offers a diverse range of communities, each with its own unique lifestyle and amenities. While this guide highlights some of the top neighborhoods in the valley, there are plenty more to explore!

Finding the right location is key to discovering your perfect home. Once we connect—whether in person or on a call—we'll dive into your needs, preferences, and lifestyle to determine the best fit for you.

Let's find the neighborhood that feels like home!

SUMMERLIN

A PREMIER MASTER-PLANNED COMMUNITY IN LAS VEGAS

Summerlin is one of Las Vegas's most sought-after and prestigious master-planned communities. Spanning over 35 years of development, it has become synonymous with luxury living, exceptional amenities, and unparalleled convenience. As one of the most expensive communities in the valley, Summerlin offers a lifestyle that combines natural beauty, modern conveniences, and a strong sense of community.



AMENITIES AND ATTRACTIONS

Residents of Summerlin enjoy a wealth of amenities that truly set this community apart:

- **Downtown Summerlin:** A vibrant shopping, dining, and entertainment destination featuring upscale retailers, diverse restaurants, and year-round community events.
- **Red Rock Resort & Casino:** A luxury retreat offering fine dining, a world-class spa, and exciting entertainment options.
- **Las Vegas Ballpark:** Home to the Las Vegas Aviators, this state-of-the-art ballpark is perfect for enjoying America's pastime.
- **City National Arena:** A hub for ice sports and home to the Vegas Golden Knights practice facility.
- **Outdoor Recreation:** With miles of hiking trails, well-maintained parks, and open spaces, Summerlin embraces its proximity to the stunning Red Rock Canyon National Conservation Area.

SCHOOLS AND EDUCATION

Education is a top priority in Summerlin, with access to highly-rated public, private, and charter schools. Families can choose from some of the best options in the valley, ensuring quality education for students of all ages. Schools like Faith Lutheran and Bishop Gorman provide outstanding private education, while charter schools like Doral Academy offer innovative learning environments.

LOCATION AND CONVENIENCE

Summerlin's location provides the perfect balance of suburban tranquility and city accessibility. Situated just 25 minutes from the Las Vegas Strip, residents can enjoy the best of both worlds—peaceful living with easy access to world-class entertainment, shopping, and dining.

HENDERSON/GREEN VALLEY

A FAMILY-FRIENDLY COMMUNITY WITH A HIGH QUALITY OF LIFE

Henderson, including its iconic Green Valley area, is one of the most desirable places to live in Southern Nevada. Known for its family-friendly atmosphere, excellent schools, and beautiful neighborhoods, Henderson is a city that balances suburban comfort with modern amenities. Green Valley, one of the first master-planned communities in the region, stands out as a premier destination for those seeking a vibrant yet relaxed lifestyle.



WHY HENDERSON?

With its strong sense of community, vibrant local culture, and abundant amenities, Henderson and Green Valley offer a high quality of life that appeals to families, retirees, and professionals alike. Whether you're drawn to the charm of Green Valley or the revitalized energy of the Water Street District, Henderson has something for everyone.

AMENITIES AND ATTRACTIONS

Henderson and Green Valley offer a variety of amenities and attractions that make life here both enjoyable and convenient:

- **The District at Green Valley Ranch:** A popular shopping and dining destination with a charming outdoor atmosphere, offering everything from boutique shops to upscale restaurants.
- **Green Valley Ranch Resort & Spa:** A luxury casino and resort that provides a mix of fine dining, spa treatments, and live entertainment.
- **Parks and Recreation:** Henderson is known for its well-maintained parks, including Cornerstone Park, Paseo Verde Park, and Arroyo Grande Sports Complex. The city also features an extensive network of hiking and biking trails.
- **Water Street District:** The revitalized heart of Henderson, this historic downtown area offers unique shops, restaurants, breweries, and community events, creating a vibrant local culture.
- **Entertainment and Events:** With venues like the Henderson Pavilion and a full calendar of community events, there's always something happening in Henderson.



SCHOOLS AND EDUCATION

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SKYE CANYON

A VIBRANT COMMUNITY DESIGNED FOR MODERN LIVING

Located in the northwest part of Las Vegas, Skye Canyon offers a unique blend of urban convenience and outdoor adventure. This thoughtfully planned community is designed to foster connection and active lifestyles, making it a perfect choice for families, couples, and active adults. With its scenic backdrop and abundant amenities, Skye Canyon is a standout among Las Vegas neighborhoods.

WHY SKYE CANYON?

With its strong sense of community, vibrant local culture, and abundant amenities, Henderson and Green Valley offer a high quality of life that appeals to families, retirees, and professionals alike. Whether you're drawn to the charm of Green Valley or the revitalized energy of the Water Street District, Henderson has something for everyone.



AMENITIES AND ATTRACTIONS

Skye Canyon is packed with features that make everyday living exciting and convenient:

- **The Clubhouse and Fitness Center:** The heart of the community, the Clubhouse includes a state-of-the-art fitness center, a pool, and spaces for residents to gather and socialize.
- **Weekly Farmers Market:** Enjoy fresh produce and local goods at the community farmers market, a popular spot for residents to connect.
- **Active Events Calendar:** Skye Canyon hosts a variety of events throughout the year, from outdoor movie nights to seasonal festivals, fostering a true sense of community.
- **Supersized Smith's Marketplace:** The largest Smith's grocery store in the valley offers not just groceries but also a selection of household goods, clothing, and more.
- **Restaurants and Shopping:** Skye Canyon includes convenient dining and retail options to meet your everyday needs.

PROXIMITY TO NATURE

Outdoor enthusiasts will love Skye Canyon's location. The community provides easy access to Mount Charleston, one of Southern Nevada's premier destinations for hiking, skiing, and enjoying the outdoors. The stunning desert and mountain landscapes surrounding the community offer endless opportunities for exploration.

LOCATION AND CONVENIENCE

Skye Canyon is just 30 minutes from the Las Vegas Strip, giving residents the perfect balance of suburban tranquility and proximity to the city's entertainment and dining options. Its thoughtfully designed layout connects neighborhoods and parks with bike lanes and walking paths, encouraging an active and connected lifestyle.



INSPIRADA

A DYNAMIC COMMUNITY WITH A PRIME LOCATION

Inspirada is one of Las Vegas's most vibrant and growing master-planned communities, offering an exceptional quality of life with its array of amenities, beautiful homes, and convenient location. Nestled in the southern portion of the valley, Inspirada is a popular choice for families, professionals, and anyone seeking a community-focused lifestyle.



AMENITIES AND ATTRACTIONS

Inspirada is designed with an active and social lifestyle in mind, offering a variety of amenities that residents love:

- **Parks and Outdoor Spaces:** Inspirada features a network of parks, outdoor pools, and trails that encourage residents to enjoy the beautiful Nevada weather and an active lifestyle.
- **Shops and Dining:** A growing selection of shops and dining options makes it easy to run errands or grab a bite to eat without leaving the community.
- **Community Events:** Inspirada's calendar is packed with events that bring neighbors together, from holiday celebrations to farmers markets and fitness classes.
- **Close to the M Resort and New Costco:** Residents enjoy convenient access to nearby amenities, including the luxury M Resort and Casino and the newly added Costco, which has made life even easier for locals.

PRIME LOCATION

Inspirada's location is ideal for those who value convenience. It is just 15 minutes from the Las Vegas Strip and McCarran International Airport, making it perfect for frequent travelers or those who work in the city. Additionally, it's the closest community to California, making it an excellent choice for anyone who needs quick access to I-15 for travel between states.

HOMES AND BUILDERS

Inspirada offers a diverse selection of homes to fit every lifestyle and budget. Options range from modern townhomes to spacious single-family homes, with small and large floor plans to suit your needs. Builders are actively adding new communities, ensuring there are always fresh options for buyers looking to make Inspirada their home.

WHY INSPIRADA?

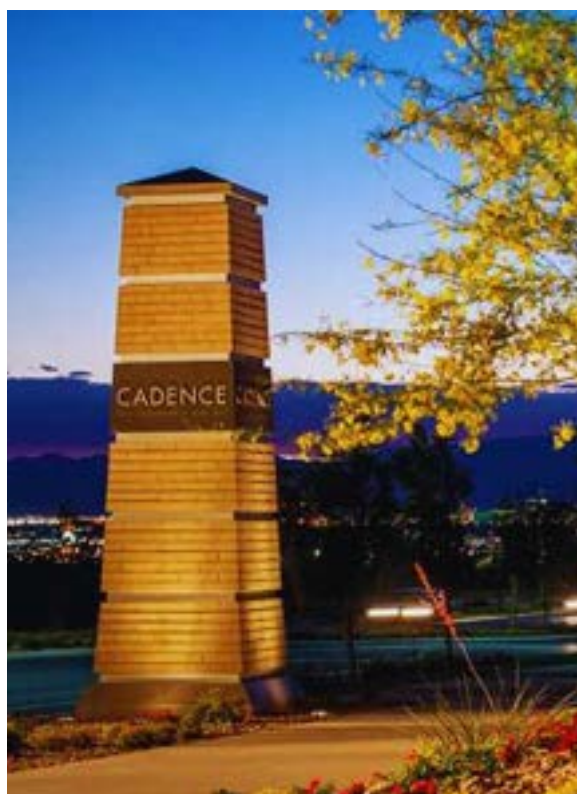
With its prime location, wide variety of homes, and focus on community connection, Inspirada stands out as a top choice for anyone looking to enjoy the best of Las Vegas living. Whether you're drawn to its amenities, events, or proximity to major destinations, Inspirada has something for everyone.



CADENCE

AFFORDABLE LIVING IN A MASTER-PLANNED COMMUNITY

Located in Henderson, Cadence is one of the most affordable master-planned communities in the Las Vegas Valley, offering exceptional value for new and newer construction homes. With one of the lowest HOA fees for a community of its kind, Cadence is perfect for families, retirees, and anyone looking to enjoy a vibrant and modern lifestyle without breaking the bank.



AMENITIES AND ATTRACTIONS

Cadence is thoughtfully designed to provide residents with a wide variety of amenities and activities:

- **Lake and Central Park:** The community features a picturesque lake and a beautifully maintained Central Park, perfect for outdoor relaxation and recreation.
- **Calendar of Events:** Cadence offers a full calendar of events, including seasonal celebrations and activities that bring neighbors together.
- **Active Lifestyle Opportunities:** Walking and biking trails weave throughout the community, encouraging a healthy and active lifestyle.

55+ LIVING AT HERITAGE BY LENNAR

A portion of Cadence is dedicated to the 55+ community Heritage by Lennar, which offers a range of homes and amenities specifically designed for active adults. Residents of Heritage enjoy a private clubhouse, fitness center, and social calendar tailored to their needs, making it a top choice for retirees seeking a vibrant community.

HOMES AND AFFORDABILITY

Cadence is known for offering some of the best prices for brand-new and newer construction homes in the Las Vegas Valley. Buyers can choose from a variety of home styles, from cozy single-family options to larger modern designs, ensuring there's something for every taste and budget.

WHY CADENCE?

With its affordable housing, low HOA fees, and an array of amenities, Cadence provides an incredible value for those seeking a master-planned community lifestyle. Whether you're drawn to the family-friendly atmosphere or the vibrant 55+ community at Heritage, Cadence offers something for everyone looking to enjoy the best of Henderson living.

LAKE LAS VEGAS

LUXURY RESORT-STYLE LIVING

Lake Las Vegas is a one-of-a-kind master-planned community that offers resort-style living in Henderson. Centered around a stunning 320-acre man-made lake, this community feels like an escape to paradise, while still being conveniently located just 30 minutes from the Las Vegas Strip. With its blend of luxury homes, outdoor recreation, and resort amenities, Lake Las Vegas offers an unmatched lifestyle in Southern Nevada.

WHY LAKE LAS VEGAS?

Lake Las Vegas is perfect for those who want to enjoy the luxury and tranquility of waterfront living without leaving the desert. Whether you're drawn to its resort-style amenities, world-class golf courses, or the serene beauty of the lake, Lake Las Vegas provides a unique and elevated living experience for families, retirees, and professionals alike.



AMENITIES AND ATTRACTIONS

Lake Las Vegas provides an array of amenities that make every day feel like a vacation:

- **Man-Made Lake:** The centerpiece of the community, this tranquil lake offers opportunities for kayaking, paddleboarding, and lakeside relaxation.
- **World-Class Golf:** Lake Las Vegas is home to two award-winning golf courses, where residents can enjoy stunning views and a top-notch playing experience.
- **Resort-Style Living:** The community features luxury hotels, spas, and fine dining, giving residents access to a true resort experience right at home.
- **Shopping and Dining:** Enjoy lakeside dining options and boutique shopping in the charming Village at Lake Las Vegas.



55+ LIVING AT DEL WEBB LAKE LAS VEGAS

For active adults, Del Webb Lake Las Vegas offers a vibrant 55+ lifestyle within this resort community. Featuring its own clubhouse, fitness center, and social calendar, this neighborhood caters to retirees seeking an upscale and active community.

HOMES AND NEIGHBORHOODS

Lake Las Vegas offers a variety of homes to suit different lifestyles, from elegant custom estates overlooking the lake to more accessible single-family homes. Builders continue to add new options, ensuring that the community remains fresh and appealing to new buyers.



SOUTHWEST LAS VEGAS

A GROWING HUB OF INNOVATION AND LIFESTYLE

Southwest Las Vegas is one of the fastest-growing areas of the valley, offering a mix of modern conveniences, new construction homes, and a vibrant cultural scene. Known for its dynamic energy and convenient location, this part of the city is perfect for families, young professionals, and anyone looking for a balance of urban amenities and suburban comfort.

WHY SOUTHWEST LAS VEGAS?

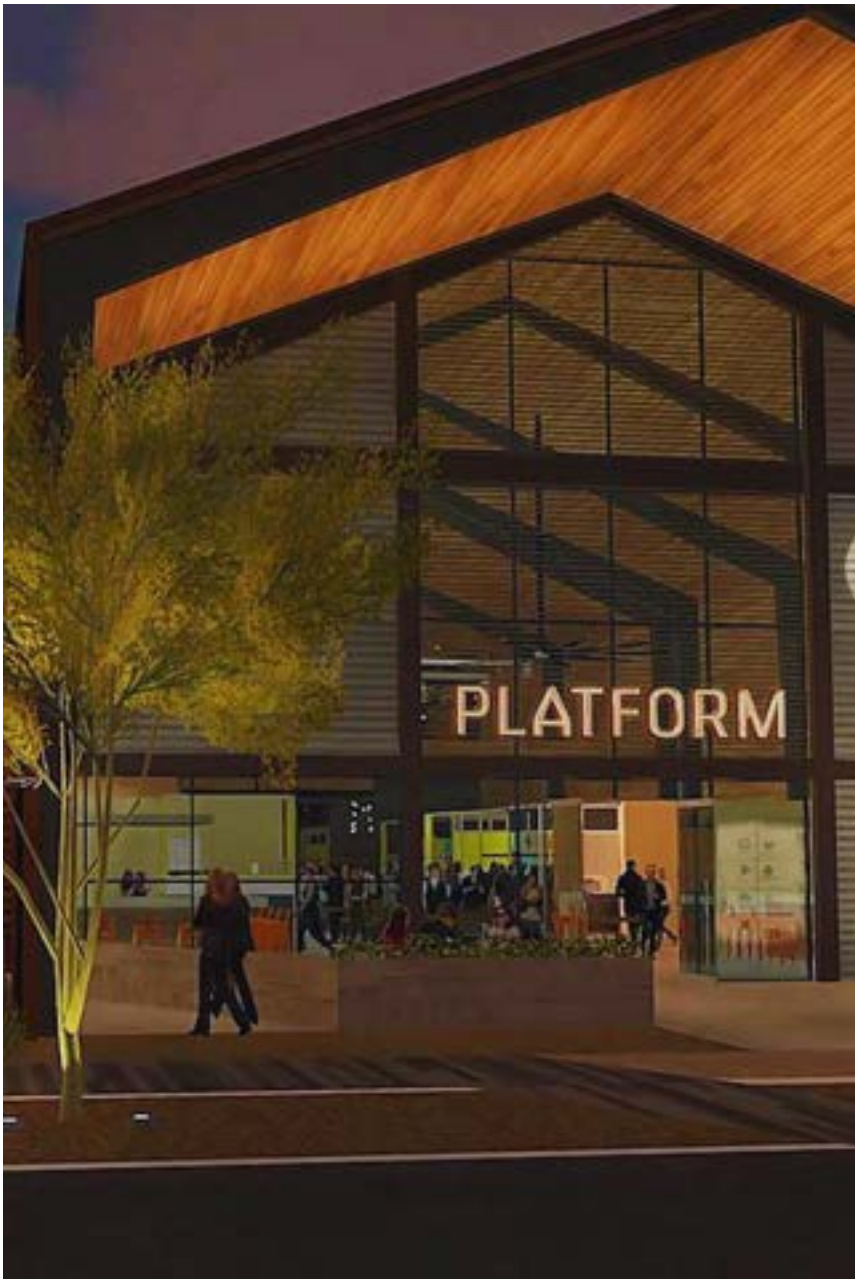
As one of the fastest-growing parts of the valley, Southwest Las Vegas offers a perfect blend of innovation, community, and convenience. With exciting attractions like the Durango Casino and The UnCommons, plus a variety of housing options, this area has something for everyone. Whether you're drawn to the lifestyle amenities or the opportunity to settle in a brand-new home, Southwest Las Vegas is a fantastic place to call home.



AMENITIES AND ATTRACTIONS

Southwest Las Vegas is packed with exciting places to explore and enjoy:

- **Durango Casino & Resort:** This newly opened casino is a dining and entertainment hotspot. Its Eat Your Heart Out Food Hall features a variety of culinary delights from some of the best local and regional chefs.
- **The UnCommons:** A unique mixed-use development, The UnCommons offers trendy restaurants, boutique shops, coworking spaces, and a vibrant monthly Art Market on Sundays, showcasing local creators and their work.
- **Convenient Shopping and Dining:** Southwest Las Vegas boasts a growing selection of restaurants, cafes, and retail centers, making it a go-to destination for dining and entertainment.



NEW CONSTRUCTION AND HOUSING

Southwest Las Vegas has become a hotspot for new construction, with a wide variety of housing options to fit every budget. From modern townhomes to spacious single-family homes and even luxurious estates, the area's real estate market offers something for everyone. Builders are actively developing new communities, ensuring plenty of opportunities for buyers to find their dream home.



NORTH LAS VEGAS

A COMMUNITY ON THE RISE

North Las Vegas is one of the most rapidly growing areas in the valley, offering a mix of affordability, modern housing options, and exciting developments. With its diverse communities, new amenities, and increasing opportunities, North Las Vegas is quickly becoming a top choice for families, professionals, and first-time buyers alike.

WHY NORTH LAS VEGAS?

North Las Vegas is an exciting area full of potential. With affordable housing, upcoming developments like Hi-Lo Park, and its focus on fostering community, this part of the valley is perfect for those looking to settle in an area with room to grow. Whether you're a first-time buyer or simply looking for a fresh start, North Las Vegas offers great opportunities for everyone.

AMENITIES AND ATTRACTIONS

North Las Vegas is home to a variety of attractions and is continually evolving to meet the needs of its residents:

- **Hi-Lo Park:** This up-and-coming development is set to become a central hub for the community, featuring outdoor recreation, sports fields, and spaces for family-friendly events.
- **Expanding Retail and Dining Options:** With ongoing growth, North Las Vegas offers a variety of shopping and dining choices, making it easier than ever to enjoy convenient amenities close to home.
- **Outdoor Recreation:** Residents enjoy access to numerous parks, trails, and recreational facilities, catering to active and family-friendly lifestyles.

GROWTH AND DEVELOPMENT

North Las Vegas is experiencing significant development, with builders introducing new communities that offer a variety of home styles to suit different budgets. From entry-level homes for first-time buyers to larger homes for growing families, there's something for everyone in this rapidly growing area.



NORTHWEST LAS VEGAS:

A BLEND OF NATURAL BEAUTY AND MODERN LIVING

Northwest Las Vegas offers the perfect mix of outdoor adventure, family-friendly communities, and modern conveniences. This area includes the scenic Kyle Canyon, the master-planned neighborhoods of Providence and Skye Canyon, and the well-established Centennial Hills. With its proximity to Mount Charleston and a wealth of amenities, the Northwest is an ideal choice for those seeking a balanced lifestyle.

GROWTH AND OPPORTUNITY

The Northwest continues to grow with new construction and well-planned communities that provide a variety of housing options to fit all budgets. From affordable family homes to upscale estates, the real estate market in this area has something for everyone.

AMENITIES AND ATTRACTIONS

- **Proximity to Mount Charleston:** Outdoor enthusiasts will love being so close to Mount Charleston for year-round activities like hiking, camping, and skiing.
- **Parks and Recreation:** The Northwest is known for its abundance of parks, walking trails, and community spaces, making it a haven for families and nature lovers.
- **Shopping and Dining:** The area offers numerous retail centers and dining options, including the Centennial Center and Sky Pointe centers, making daily life convenient and enjoyable.

WHY NORTHWEST LAS VEGAS?

With its strong sense of community, access to natural beauty, and convenient amenities, Northwest Las Vegas is perfect for families, outdoor enthusiasts, and anyone looking to enjoy suburban living with easy access to the city. Whether you're drawn to the tranquility of Kyle Canyon, the charm of Providence, or the vibrancy of Skye Canyon, the Northwest offers something for everyone.

COMMUNITIES IN NORTHWEST LAS VEGAS

- **Kyle Canyon:** Nestled at the base of Mount Charleston, Kyle Canyon is perfect for those who love outdoor recreation. With hiking, skiing, and breathtaking mountain views just minutes away, this area offers a peaceful retreat from the city.
- **Providence:** This master-planned community is known for its tree-lined streets, numerous parks, and a strong sense of community. Families love Providence for its well-designed neighborhoods and access to great schools.
- **Skye Canyon:** A vibrant, newer master-planned community, Skye Canyon features top-notch amenities like a clubhouse, fitness center, farmers market, and an active calendar of events. It's perfect for those who value a mix of modern living and outdoor adventure.
- **Centennial Hills:** One of the more established areas in the Northwest, Centennial Hills offers a variety of home options, shopping centers, and restaurants. Its Centennial Hills Park and Amphitheater provide ample opportunities for outdoor fun.



55+ ACTIVE ADULT COMMUNITIES IN

Las Vegas

Las Vegas and its surrounding areas have become increasingly popular with retirees, and it's easy to see why. With over 300 days of sunshine each year, world-renowned golf courses, low property taxes, no state income tax, and a wealth of entertainment options, it's the perfect place to enjoy an active and fulfilling lifestyle. The region also offers a range of affordable housing options tailored to meet the needs of active adults.

POPULAR 55+ COMMUNITIES IN LAS VEGAS:

Sun City Summerlin:

One of the largest and most established active adult communities, offering multiple clubhouses, golf courses, and an array of recreational activities.

Sun City Anthem:

Located in Henderson, this community features stunning views, three clubhouses, and easy access to shopping and dining.

Trilogy at Sunstone:

A modern 55+ community with resort-style amenities, including a fitness center, pools, and social events.

Trilogy in Summerlin:

Combines luxury living with an active lifestyle, featuring exclusive amenities, wellness programs, and proximity to Downtown Summerlin.

Siena:

A guard-gated community in Summerlin offering a golf course, spa, and vibrant social calendar, perfect for those seeking luxury and activity.

Heritage at Cadence:

Located in Henderson, this community offers contemporary homes and a private clubhouse with fitness facilities and social spaces.

Heritage at Stonebridge:

A newer addition to the Summerlin area, offering modern homes and access to all of Summerlin's renowned amenities.

Mountain Falls in Pahrump:

This lesser-known gem offers a peaceful setting, an 18-hole golf course, and affordable homes, just a short drive from Las Vegas.

Toll Brothers Regency in Summerlin:

This luxury 55+ community features contemporary single-story homes, a state-of-the-art clubhouse, and easy access to Summerlin's parks, shopping, and dining.

Sun City Aliante:

Situated in North Las Vegas, this community offers affordable living, a golf course, and a variety of social clubs.

Del Webb Lake Las Vegas:

Combining waterfront views with a resort-like atmosphere, this community provides luxurious amenities and a relaxed lifestyle.

Del Webb North Ranch:

is a 55+ active adult community in North Las Vegas, offering modern single-story homes with energy-efficient designs. Residents enjoy a vibrant lifestyle with a private clubhouse, resort-style pool, fitness center, and social activities. Conveniently located near shopping, dining, and outdoor recreation, it's an ideal setting for those seeking a low-maintenance, community-driven lifestyle.

MOVING *Tips*



YOUR NEW HOME AWAITS UNDER THE SUN

Moving is an exciting journey, but it's also considered one of life's most stressful events. Whether you're transitioning across town or across the country, proper planning and preparation can make your move seamless. Partnering with local Realtors® can provide invaluable support throughout the process.

To make your move less stressful, consider creating a six-week countdown calendar. This organized timeline will help you stay on track as moving day approaches.

FINAL COUNTDOWN TO MOVING DAY: TIMELINE AND TIPS

SIX WEEKS BEFORE THE MOVE

Declutter and Decide:

Review your belongings and decide what to keep, sell, donate, or discard.

Get Moving Estimates:

Reach out to moving companies for quotes and discuss how they can ensure a smooth move.

Packing Services:

Ask for an estimate on professional packing services to determine if it's worth the time and effort saved.

Plan a Garage Sale:

If you have items worth selling, organize a garage sale to lighten your load.

Separate Belongings:

If using a mover for packing, sort items to keep from those you'll sell, donate, or discard.

Research Your New Area:

Contact your realtor, local chamber of commerce, or visitor's bureau for information on schools, parks, and other resources in your new neighborhood.

Organize Documents:

Create a central folder for moving-related paperwork and receipts, which may be tax-deductible.

Plan Furniture Layout:

Draft a floor plan for your new home to decide furniture placement. Include labeled diagrams in your moving folder.

FIVE WEEKS BEFORE THE MOVE

Hire a Mover:

Select a mover and finalize the moving dates and costs.

Gather Packing Supplies:

If packing yourself, collect sturdy moving boxes, including specialty boxes for items like clothing, lamps, and mirrors.

FOUR WEEKS BEFORE THE MOVE

Update Address:

Notify the post office, magazines, credit card companies, and others of your new address. Use the USPS online change of address service for convenience.

Schedule Utilities:

Arrange for utilities to start at your new home the day before you arrive and disconnect at your current home the day after you move.

Prepare Large Appliances:

Coordinate with your mover to schedule disconnection and servicing of appliances before the move.

Start Packing:

Begin packing items you rarely use. Pack heavy items in small boxes and lighter items in larger ones for easier handling.

Set Garage Sale Date:

Schedule your garage sale at least a week before the move and advertise it locally to maximize attendance.

THREE WEEKS BEFORE THE MOVE

Inventory Check:

Review your household items and decide what to keep, discard, or store.

Pack with Purpose:

Increase your packing pace to stay on track.

Secure Important Documents:

Gather essentials like driver's licenses, passports, birth certificates, and Social Security cards.

Medical Records:

Contact doctors, dentists, and veterinarians to obtain records and update your contact details.

Manage Food Supplies:

Plan meals to use up perishables and avoid last-minute refrigerator cleaning.

Arrange Cleaning:

Schedule professional cleaning services for your current home.

School Transfers:

Contact your children's schools to forward records to their new schools.

Bank Updates:

Update account information and set up a new safe deposit box if necessary.



TWO WEEKS BEFORE THE MOVE

Insurance Updates:

Notify insurance providers to cancel policies or update your address.

Transport Arrangements:

Plan for moving pets and plants.

Pharmacy Details:

Update your address with your pharmacy.

Service Cancellations:

End or transfer delivery services like newspapers or water delivery.

Vehicle Maintenance:

Ensure your vehicles are serviced and ready for the move.

Secure Valuables:

Clear hiding places, remove spare keys, and secure valuable items.

ONE WEEK BEFORE THE MOVE

Final Lawn Care:

Mow the lawn one last time.

Dispose Hazardous Items:

Safely discard flammable or toxic materials and drain fluids from gas-powered tools.

Pack Essentials:

Create a "trip kit" with essentials for travel (e.g., papers, jewelry, and mementos).

Childcare Plans:

Arrange for a babysitter on moving day and upon arrival at your new home.

Clothing Prep:

Pack most of your clothes, leaving out only what you'll need until moving day.

Outstanding Bills:

Settle unpaid bills and update your address on receipts.

Fixtures and Replacements: Remove fixtures you're taking with you and replace necessary items.



ONE TO TWO DAYS BEFORE THE MOVE

Defrost and Empty Freezer:

Clear out the refrigerator and freezer, allowing time to defrost.

Finalize Payments:

Confirm payment arrangements with the moving company.

Leave Contact Info:

Provide a forwarding address and phone number for the buyers of your current home.

Vacancy Notifications:

Inform neighbors and local police if your old home will remain unoccupied.

MOVING DAY

Linens and Essentials:

Pack bed linens in an “open first” box for easy access.

Review with Movers:

Double-check all paperwork and instructions with the moving team.

Final Cleaning:

Confirm the cleaning service is scheduled and finalize their payment.

Final Walkthrough:

Do a last check of your old home to ensure nothing is left behind

Congratulations!

UTILITY Providers

	UTILITY PROVIDERS	SERVICE PROVIDER	CONTACT NUMBER
	SEWER	City of Las Vegas	(702) 229-1289
		North Las Vegas	(702) 633-1484
		Henderson	(702) 267-5900
		Boulder city	(702) 293-9244
	ELECTRIC	NV Energy	(702) 402-5555
	WATER	City of Las Vegas	(702) 870-4194
		North Las Vegas	(702) 633-1484
		Henderson	(702) 267-5900
		Boulder city	(702) 293-9244
		Summerlin	(702) 668-8888
	GAS	Southwest Gas Corp	(877) 860-6020
	CABLE + INTERNET	Cox Communication	(702) 383-4000
		Century Link	(702) 244-7400
	DMV		(702) 486-4368



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