

RELOCATION GUIDE



BOECKLE & CO.

Julian Crider
REAL ESTATE CONSULTANT

Julian J. Crider

Hey, I'm Julian. I cut my teeth as a listing agent for one of the largest brokerages in the country - hundreds of conversations about what a home is really worth, what buyers walk away from, and what makes an offer win. That work pulled me into development, where I've been on the other side of the table: land, construction, and getting housing built in this valley. That background changes how I look at a home.

I'm not just walking you through a floor plan; I'm thinking about what this property is worth in five years, what the builder cut corners on, and whether this is the right move for your money. My promise is simple: I'll be straight with you even when it costs me the deal, I'll do exactly what I said I'd do, and I'll answer the phone. If a house isn't right for you, I'll say so - even if it means we keep looking.

Let's find your next move.

Julian Crider | Licensed Nevada REALTOR® S.0177760

Call or text me anytime

📞 702-498-2571 · Boeckle & Co.







CUSTOM HOMES

HEY THERE IF YOU ARE EXCITED TO BEGIN A NEW CHAPTER IN YOUR LIFE, WE HAVE GOT THE PERFECT THING FOR YOU. OUR LAS VEGAS AND HENDERSON RELOCATION GUIDE HAS EVERYTHING YOU NEED TO MAKE YOUR MOVE TO THIS GREAT CITY A TOTAL SUCCESS. THE VALLEY IS AN AMAZING PLACE TO LIVE AND IS ONE OF THE MOST POPULAR SPOTS FOR THOSE WHO COME TO VISIT OR DECIDE TO CALL IT HOME.

THANKS TO AWESOME WEATHER YEAR AROUND THERE ARE TONS OF FUN OUTDOOR ACTIVITIES SUCH AS HIKING, WATER SPORTS AND GOLFING. WITH OUR RELOCATION GUIDE, YOU WILL GET EVERYTHING YOU NEED TO START YOUR JOURNEY OFF RIGHT. INCLUDING THE BEST NEIGHBORHOODS TO LIVE IN AND THE COOLEST PLACES TO GRUB AND CHILLAX. SO, WHAT ARE YOU WAITING FOR? LETS START THIS EXCITING NEW ADVENTURE TOGETHER.

LUXURY High Rises





COMMERCIAL Real Estate



HISTORY OF LAS VEGAS

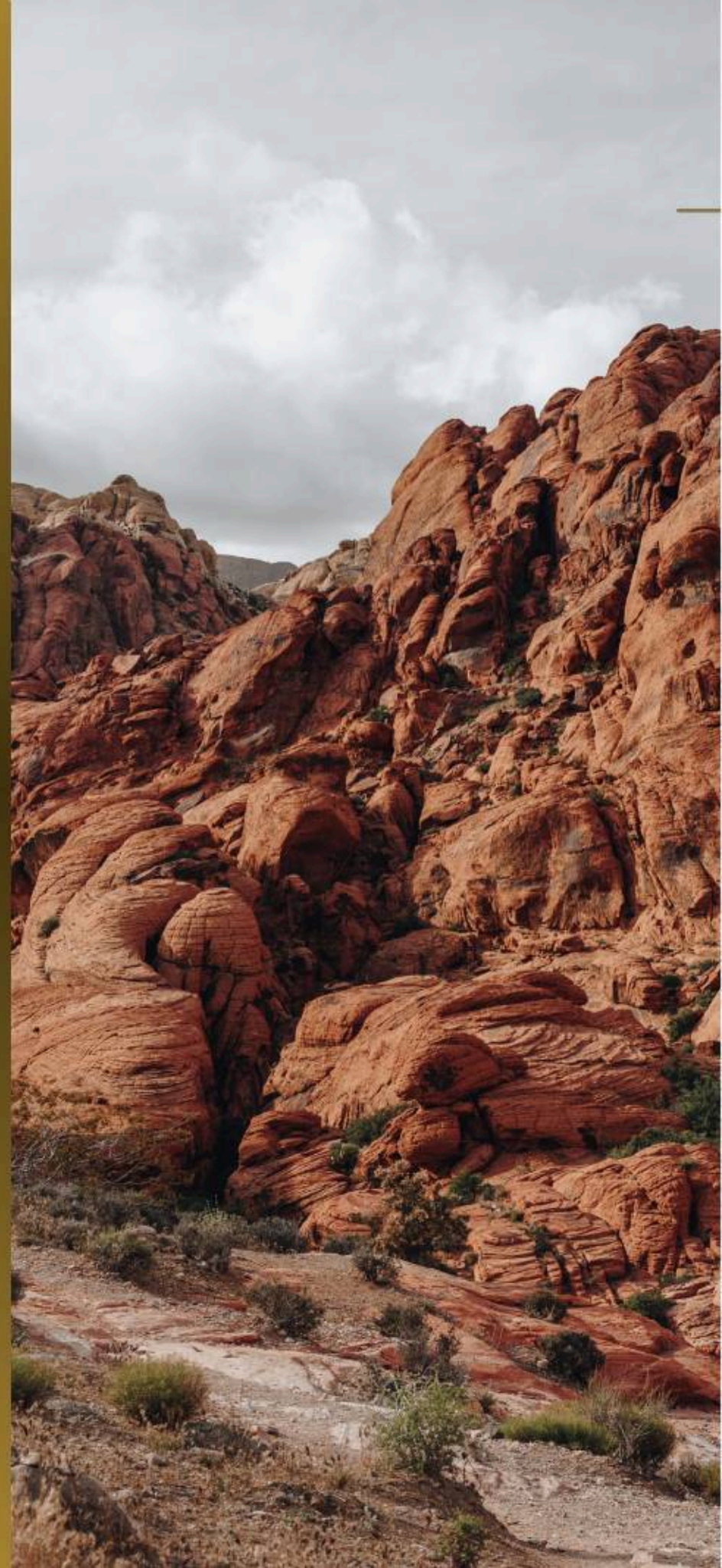
LAS VEGAS, NONE AS THE ENTERTAINMENT CAPITAL OF THE WORLD, WAS FOUNDED IN 1905 AS A RAILROAD TOWN. IT GREW RAPIDLY AFTER THE LEGALIZATION OF GAMBLING IN NEVADA IN 1931 AND THE CONSTRUCTION OF THE HOOVER DAM IN THE 1930s. DURING THE 1950s, LAS VEGAS BECAME KNOWN FOR ITS LUXURIOUS HOTELS, CASINOS, AND ENTERTAINMENT, DRAWING WEALTHY TOURISTS FROM AROUND THE WORLD. FRANK SINATRA, DEAN MARTIN, AND ELVIS PRESLEY ARE JUST SOME OF THE FAMOUS PERFORMERS WHO HELPED ESTABLISH LAS VEGAS AS A HUB FOR ENTERTAINMENT.

ALTHOUGH THE CITY HAS FACED CHALLENGES IN THE 1990s, LAS VEGAS RAPIDLY EXPANDED WITH NEW HOTELS, CASINOS, AND ATTRACTIONS. LAS VEGAS HAS SOMETHING FOR EVERYONE. SPORTS ENTHUSIASTS CAN ATTEND THE F1 RACING EVENT OR TAKE PART IN SPORTS LEAGUES FOR KIDS. FAMILIES CAN ENJOY OUTDOOR ACTIVITIES LIKE THE WATER PARK AND THE CHILDREN'S MUSEUM. THE CITY OFFERS THEATERS, SYMPHONIES, AND ART FESTIVALS FOR THOSE INTERESTED IN THE ARTS. LAS VEGAS ALSO HAS WORLD-CLASS SHOPPING, DINING, NIGHTLIFE, AND GOLF COURSES AND ENTERTAINMENT. IT REMAINS A VIBRANT AND EXCITING DESTINATION WITH A GROWING POPULATION OF 2.7 MILLION RESIDENTS.

LAS VEGAS IS NOW HOME TO SEVERAL MAJOR SPORTS TEAMS, INCLUDING THE VEGAS GOLDEN KNIGHTS AND LAS VEGAS RAIDERS AND LAS VEGAS ACES .

THE TEAMS HAVE BEEN EMBRACED BY THE COMMUNITY, WITH THE GOLDEN KNIGHTS MAKING IT TO THE STANLEY CUP FINALS IN THEIR INAUGURAL SEASON AND THE RAIDERS NEW STADIUM ATTRACTING VISITORS AND HOSTING MAJOR EVENTS . IN 2022 LAS VEGAS ACES WON THE WNBA FINALS. THESE TEAMS HAVE NOT ONLY GAINED NATIONAL ATTENTION, BUT HAVE ALSO BROUGHT LOCALS TOGETHER, FOSTERING A SENSE OF COMMUNITY PRIDE AND UNITY.





Nevada Means



SNOWFALL

WHAT HAPPENS HERE,
ONLY HAPPENS HERE!

#ONLYVEGAS

VEGAS CURRENT MOTTO

STATE INFO



TIME ZONE



CAPITAL CARSON CITY



MOUNTAIN BLUEBIRD



STATE ANIMAL



SAGEBRUSH



DESERT TORTOISE



RED ROCK CANYON



MT. CHARLESTON



LAKE TAHOE



LAKE LAS VEGAS



SILVER STATE



SINGLE LEAD PINON TREE



NEWS PAPER



STATE SONG



TRANSPORTATION INFORMATION

WHEN YOU MOVE TO LAS VEGAS OR HENDERSON FROM ANOTHER STATE AND YOU WANT TO REGISTER YOUR VEHICLE, YOU WILL NEED TO FOLLOW CERTAIN PROCEDURES. FIRST, YOU MUST OBTAIN A NEVADA DRIVERS LICENSE WITHIN 30 DAYS OF MOVING TO THE STATE. ONCE YOU HAVE A VALID NEVADA DRIVERS LICENSE, YOU CAN THEN REGISTER YOUR VEHICLE WITH THE NEVADA DEPARTMENT OF MOTOR VEHICLES DMV

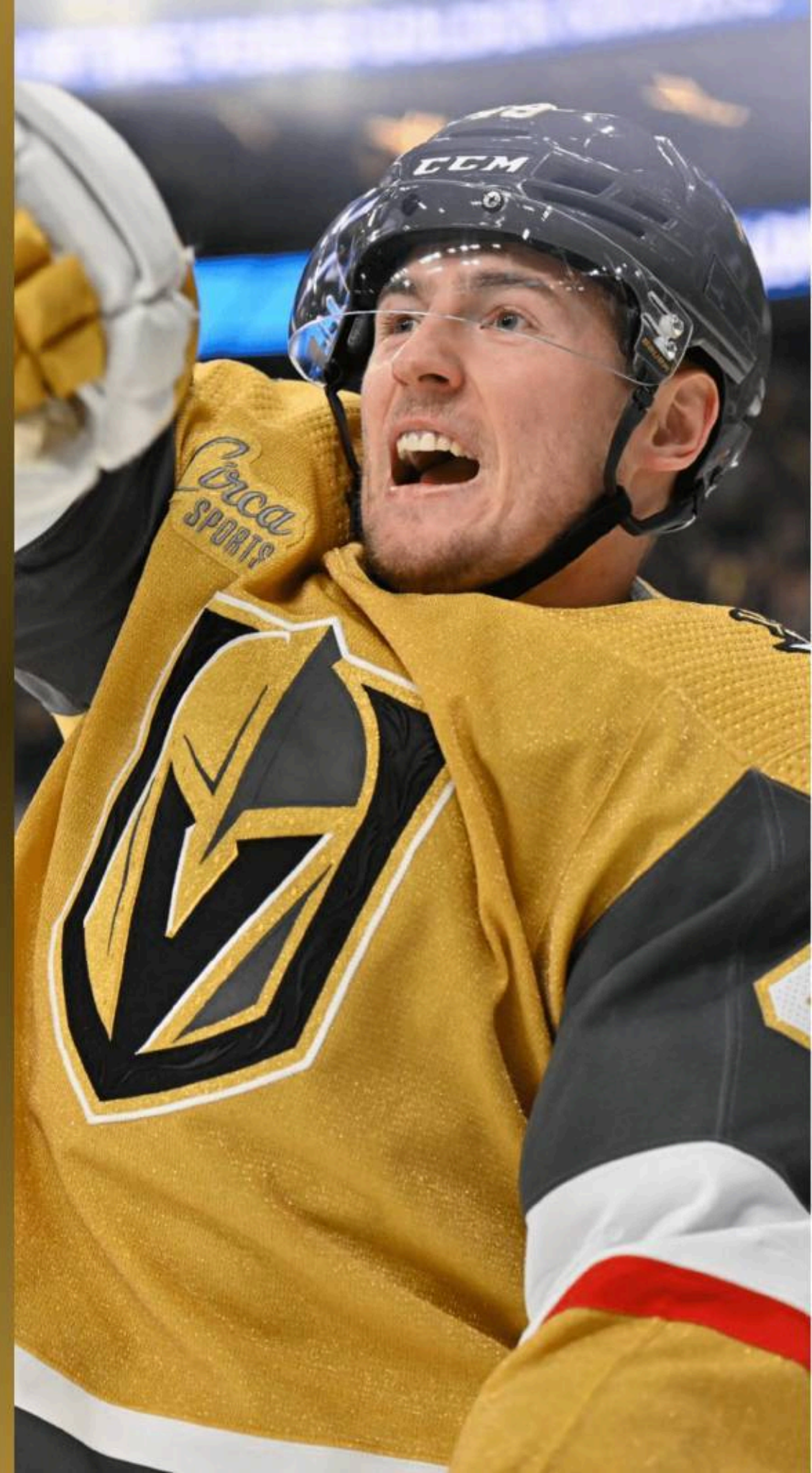
TO REGISTER YOUR OUT OF STATE VEHICLE IN NEVADA, YOU WILL NEED TO PROVIDE THE DMV WITH THE FOLLOWING DOCUMENTS:
MAKE AN APPOINTMENT ONLINE AT [DMV.NV.GOV](https://dmv.nv.gov) OR CALL 702-486-4386

- PROOF OF INSURANCE
- THE TITLE AND REGISTRATION FROM YOUR PREVIOUS STATE
- THE CURRENT MILEAGE ON YOUR VEHICLE
- A SMOG CHECK CERTIFICATE, IF REQUIRED FOR YOUR VEHICLE
- PAYMENT FOR THE REGISTRATION FEE AND ANY OTHER APPLICABLE FEES
- IF YOU ARE A MILITARY MEMBER STATIONED OUTSIDE OF NEVADA, YOU CAN

REGISTER YOUR VEHICLE BY EMAILING DMV.NV.GOV WITH THE VEHICLE IDENTIFICATION NUMBER VIN, WHERE THE VEHICLE WAS PURCHASED, HOW THE VEHICLE WAS PURCHASED, AND THE PRICE OF THE VEHICLE

IT IS IMPORTANT TO NOTE THAT IF YOUR VEHICLE IS OPERATED IN NEVADA FOR MORE THAN 30 DAYS IN A CALENDAR YEAR, IF YOU ENGAGE IN A TRADE, PROFESSION OR OCCUPATION, OR ACCEPT GAINFUL EMPLOYMENT IN NEVADA, OR IF YOU ENROLL YOUR CHILDREN IN A PUBLIC SCHOOL IN NEVADA, YOU MUST REGISTER YOUR VEHICLE IN THE STATE.







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ALL SPORTS

BUY TICKETS HERE



AUG - MAY

WWW.UNLVTICKETS.COM

THOMAS AND MACK / ALLEGIANSTADIUM



SEP - JAN

WWW.RAIDERS.COM.TICKETS

ALLEGIANSTADIUM



OCT - APR

WWW.NHL.GOLDENKNIGHTS

T-MOBILE ARENA / DOLLAR LOAN CENTER



NOV

WWW.F1LASVEGASGP.COM

LAS VEGAS STRIP



MAR - OCT

WWW.LASVEGASLIGHTS.COM

CASHMAN FIELD



APR - AUG

WWW.LVAVIATORS.COM

LAS VEGAS BALL PARK



MAY - SEP

WWW.ACES.WNBA.COM

ULTRA ARENA





MUSIC, ARTS THEATER



SMITH CENTER
THESMITHCENTER.COM



VIC'S JAZZ CLUB
WWW.VISITLASVEGAS.COM
355 PROMENADE PL,
LAS VEGAS, NV 89107



BELLAGIO GALLERY OF
FINE ART
WWW.DISCOVERYKIDSLV.ORG
3600 LAS VEGAS FWY,
LAS VEGAS, NV 89109

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DISCOVERY CHILDREN'S
MUSEUM
WWW.DISCOVERYKIDSLV.ORG
360 PROMENADE PL,
LAS VEGAS, NV 89106



LAS VEGAS ARTS DISTRICT
DTLVARTS.COM
WE DO NOT OWN THE RIGHTS
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MOB MUSEUM
THEMOBMUSEUM.ORG
300 STEWART AVE,
LAS VEGAS, NV 89101



LAS VEGAS ACADEMY
THEATER
WWW.LASVEGASACADEMY.NET
315 S 7TH ST,
LAS VEGAS, NV 89101



BEVERLY THEATER
WWW.THEBEVERLYTHEATER.COM
515 S 6TH ST,
LAS VEGAS, NV 89101



NEVADA BALLET THEATRE
NEVADABALLET.ORG
1651 INNER CIR,
LAS VEGAS, NV 89131

EXCEPTIONAL RESTAURANTS



Coffee & Tea

- MOTHERSHIP COFFEE \$
- BREW TEA BAR \$
- GABI'S \$\$
- Burgundy \$\$
- BOTTIGLIA CUCINA \$\$\$



Latin

- TACOS EL COMPITA \$
- PINCHES TACOS \$
- FIREFLY \$\$
- EL DORADO CANTINA \$\$
- LA NETA \$\$\$



Sushi

- SUSHI NEKO \$\$
- SUSHI FEVER \$\$
- JING SUSHI \$\$\$



Healthy

- VEGGIE NATION \$\$
- FLOWER CHILD \$\$
- SAFFRON \$\$\$

UNFORGETTABLE EXPERIENCES



Italian

- NORTH ITALIA \$\$
- BELLA VITA \$\$
- MONZU ITALIAN \$\$\$
- AL SOLITO POSTO \$\$\$
- NORA'S \$\$\$



Steaks

- WALLYS \$\$\$
- ECHO AND RIG \$\$\$
- HERBS AND RYE \$\$\$
- CLEAVER \$\$\$
- HARLO \$\$\$\$



Dessert

- PINK BOX DOUGHNUTS \$
- FREED BAKERY \$\$
- MORA'S ICE CREAM \$\$



Wines/Bars

- ADA'S WINE BAR \$\$
- BARS AT ART DISTRICT \$\$
- MARCHE BACCHUS \$\$\$

MEMORABLE ACTIVITIES



Hiking/Biking Trails

- RED ROCK CANYON
- BLUE DIAMOND
- LAKE LAS VEGAS
- GOLD STRIKE HOT SPRINGS
- MT. CHARLESTON
- RAILROAD HIKING TRAIL

SELECT



Enjoyable Destinations

- FARMERS MARKETS
- AREA 15
- TOP GOLF
- ESCAPE ROOMS
- K1 SPEED GO CARTS

SELECT



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Shopping

- THE DISTRICT
- DOWNTOWN SUMMERLIN
- NORTH PREMIUM OUTLETS
- UNCOMMONS
- TOWN SQUARE
- FASHION SHOW MALL

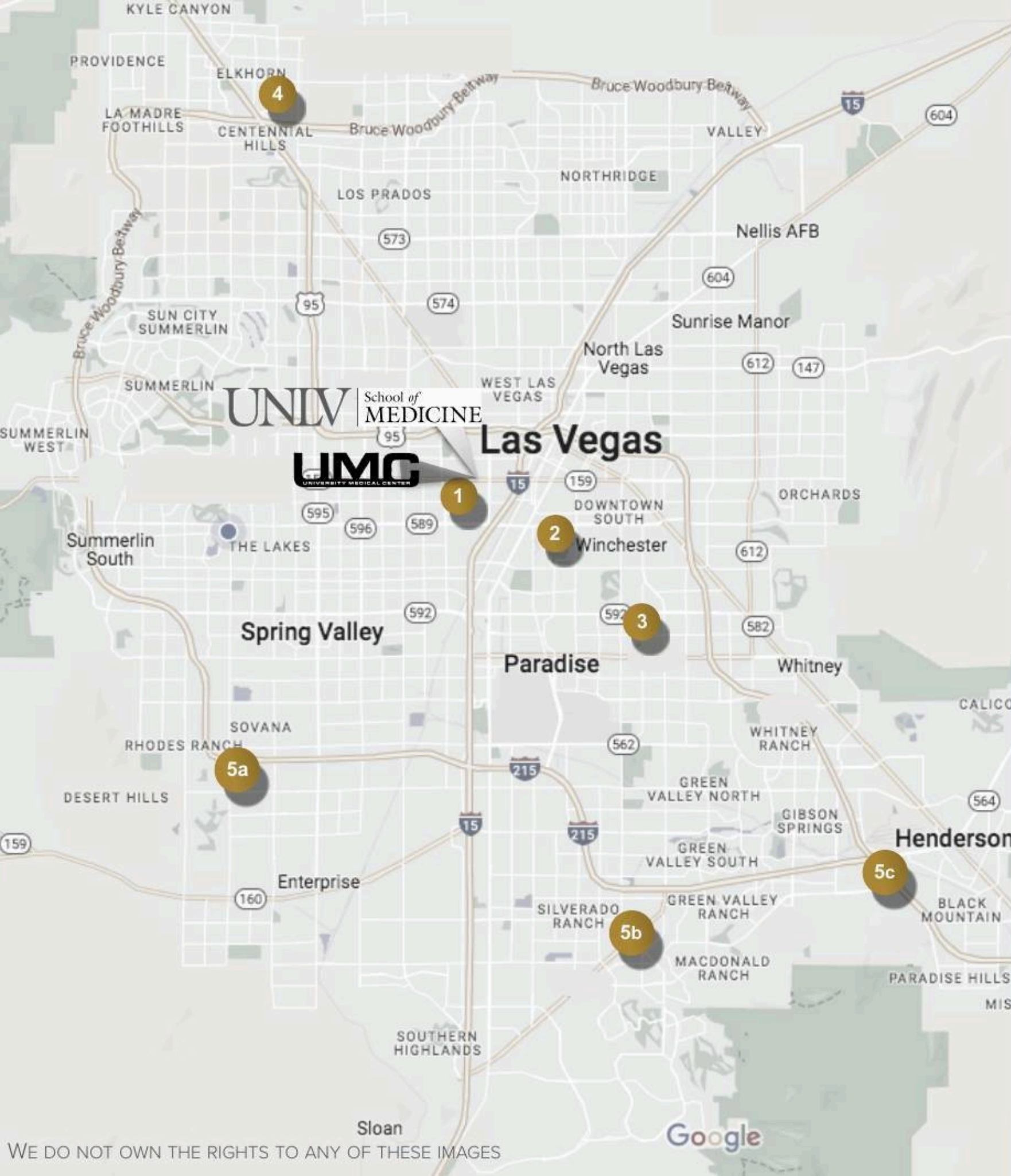
SELECT



Gyms / Studios

- LIFETIME
- KILO CLUB
- TRU FUSION
- LVAC
- EOS

SELECT



MEDICAL HOSPITALS



620 SHADOW LANE, 89106
702.388.4000 | BEDS 407
WWW.VALLEYHOSPITAL.NET



3186 S MARYLAND PKWY,
LAS VEGAS, NV 89109
702.961.5437 | BEDS 701
WWW.SUNRISEHOSPITAL.COM



2075 EAST FLAMINGO RD,
LAS VEGAS, NV 89119
702.733.8800 | BEDS: 293
DESERTSPRINGSHOSPITAL.COM



6900 N. DURANGO DR,
LAS VEGAS, NV 89149
702.835.9700 | BEDS: 226
CENTENNIALHILLSHOSPITAL.COM



8280 W WARM SPRINGS RD,
LAS VEGAS, NV 89113
(702) 492-8000 | BEDS: 147
WWW.DIGNITYHEALTH.ORG



3001 ST ROSE PKWY,
HENDERSON, NV 89052
(702) 616-5000 | BEDS: 326
WWW.DIGNITYHEALTH.ORG



102 E LAKE MEAD PKWY,
HENDERSON, NV 89015
(702) 564-2622 | BEDS: 473
WWW.DIGNITYHEALTH.ORG



MEDICAL HOSPITALS



5400 S RAINBOW BLVD,
LAS VEGAS, NV 89118
702.853.3000 | BEDS: 210
SPRINGVALLEYHOSPITAL.COM



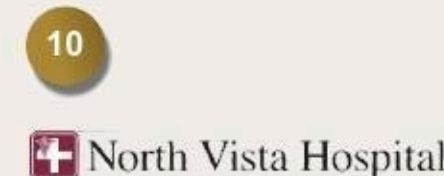
657 TOWN CENTER DRIVE
LAS VEGAS, NV 89144
702.233.7000 | BEDS: 281
WWW.SUMMERLINHOSP.ORG



3100 N TENAYA WAY,
LAS VEGAS, NV 89128
702.962.5000 | BEDS: 235
MOUNTAINVIEW-HOSPITAL.COM



9300 W SUNSET ROAD,
LAS VEGAS, NV 89148
702.916.5000 | BEDS: 139
SOUTHERNHILLSHOSPITAL.COM



1409 E. LAKE MEAD BLVD N,
LAS VEGAS, NV 89030
702.649.7711 | BEDS: 185
NORTHVISTAHOSPITAL.COM



6900 N PECOS RD,
NORTH LAS VEGAS, NV 89086
(702) 791-9000 | BEDS: 90
WWW.VA.GOV/SOUTHERN-NEVADA-HEALTH-CARE/



102 E LAKE MEAD PKWY,
HENDERSON, NV 89015
(702) 564-2622 | BEDS: 473
WWW.DIGNITYHEALTH.ORG



GOLF COURSES

★ PRIVATE & PUBLIC



PAINTED DESERT GOLF CLUB
PAINTEDDESERTGC.COM
LAS VEGAS, NV



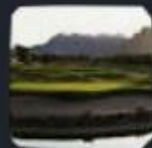
COYOTE SPRINGS GOLF CLUB
COYOTESPRINGS.COM
MOAPA NV



ANGEL PARK GOLF CLUB
ANGELPARK.COM
LAS VEGAS NV



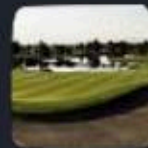
★ DRAGON RIDGE COUNTRY CLUB
DRAGONRIDGE.COM
HENDERSON NV



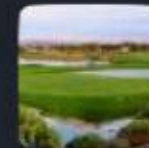
PALM VALLEY GOLF COURSE
GOLFSUMMERLIN.COM
LAS VEGAS NV



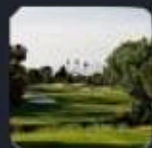
BOULDER CITY GOLF COURSE
BOULDERCREEKGC.COM
BOULDER CITY NV



HIGHLAND FALLS GOLF CLUB
GOLFSUMMERLIN.COM
SUMMERLIN NV



WILDHORSE GOLF CLUB
GOLFWILDHORSE.COM
HENDERSON NV



LAS VEGAS NATIONAL GOLF
LASVEGASNATIONAL.COM
LAS VEGAS NV



CONESTOGA GOLF CLUB
CONESTOGAGOLF.COM
MESQUITE NV



BALI HAI GOLF CLUB
BALIHAIGOLFCLUB.COM
LAS VEGAS NV



LOS PRADOS GOLF
LOSPRADOSGOLF.COM
LAS VEGAS NV



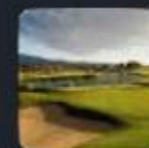
WYNN GOLF CLUB
WYNN.COM.GOLF
LAS VEGAS NV



DESERT WILLOW GOLF COURSE
DESERTWILLOWLASVEGAS.COM
HENDERSON NV



EAGLE CREST GOLF COURSE
GOLFSUMMERLIN.COM
SUMMERLIN NV



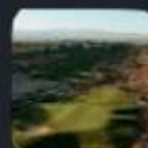
CASABLANCA GOLF CLUB
CASABLANCARESORT.COM
MESQUITE NV



RHODES RANCH GOLF CLUB
RHODESRANCHGOLF.COM
LAS VEGAS NV



OASIS GOLF CLUB
WWW.THEOASISGOLFCLUB.COM
MESQUITE NV



RIO SECCO GOLF CLUB
GOLFRIOSECCO.COM
HENDERSON NV



PALMS GOLF COURSE
GOLFSUMMERLIN.COM
SUMMERLIN, NV



TPC LAS VEGAS

TPC.COM.LASVEGAS
SUMMERLIN , NV



DESERT PINES GOLF CLUB

DESERTPINESGOLFCLUB.COM
LAS VEGAS NV



LAS VEGAS GOLF CLUB

WWW.LASVEGASGC.COM
LAS VEGAS NV



★ SHADOW CREEK GOLF COURSE

SHADOWCREEK.COM
NORTH LAS VEGAS NV



BEAR'S BEST LAS VEGAS

BEARSBEST.COM
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★ LAS VEGAS COUNTRY CLUB

WWW.LASVEGASCC.COM
LAS VEGAS NV



★ REFLECTION BAY GOLF CLUB

REFLECTIONBAYGOLF.COM
LAKE LAS VEGAS NV



★ SPANISH TRAILS

SPANISHTRAILCC.COM
LAS VEGAS NV



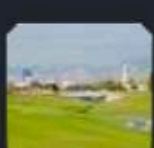
WOLF CREEK GOLF CLUB

GOLFWOLFCREEK.COM
MESQUITE NV



★ SOUTHERN HIGHLANDS

SOUTHERNHIGHLAND.COM
LAS VEGAS NV



THE CLUB AT SUNRISE

WWW.THECLUBATSUNRISE.COM
SUNRISE MANOR, NV



★ SOUTHSHORE COUNTRY CLUB

SOUTHSHORECCLLV.COM
LAKE LAS VEGAS NV



★ TPC SUMMERLIN

TPC.COM.SUMMERLIN
SUMMERLIN NV



★ CANYON GATE COUNTRY CLUB

CANYONGATECC.COM
LAS VEGAS NV



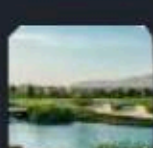
CHIMERA GOLF CLUB

CHIMERAGOLFCLUB.COM
HENDERSON NV



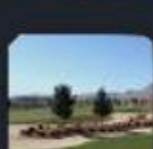
TOP GOLF

TOPGOLF.COM
LAS VEGAS STRIP



ALIANTE GOLF CLUB

ALIANTEGOLF.COM
NORTH LAS VEGAS NV



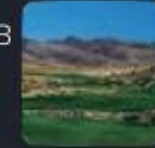
DURANGO HILLS GOLF CLUB

DURANGOHILLSGOLF.COM
LAS VEGAS NV



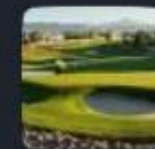
SIENA GOLF CLUB

SIENAGOLFCLUB.COM
SUMMERLIN NV



REVERE GOLF CLUB

REVEREGOLF.COM
HENDERSON NV



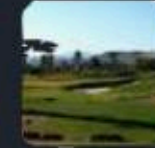
THE LEGACY GOLF CLUB

WWW.THELEGACYGC.COM
LAS VEGAS NV



LAS VEGAS PAIUTE GOLF

LVPAIUTEGOLF.COM
MT CHARLESTON NV



RED ROCK COUNTRY CLUB

REDROCKCC.COM
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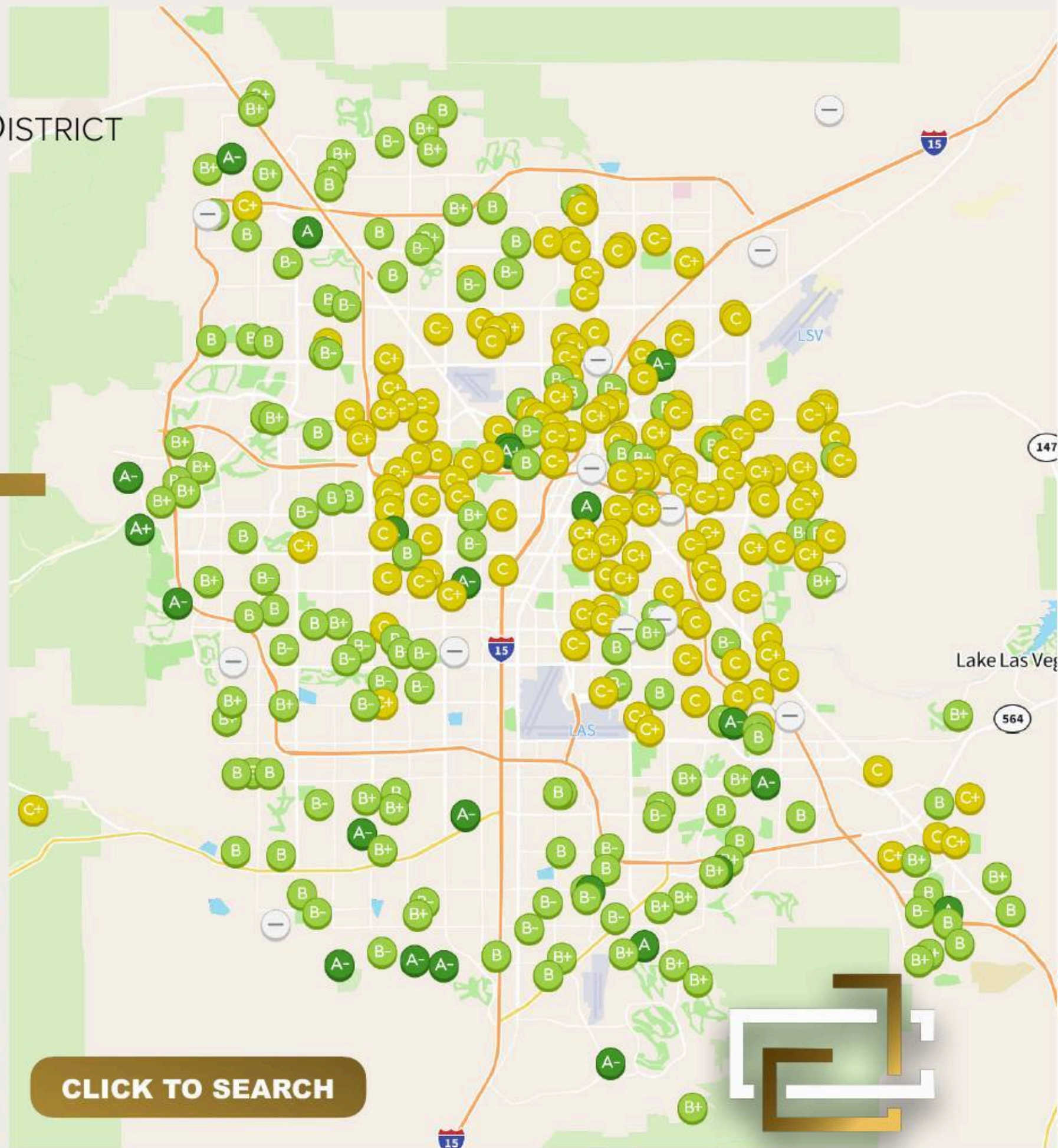
EDUCATION

CLARK COUNTY SCHOOL DISTRICT

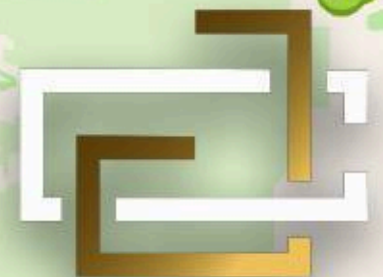


384 Preschools	323 Elementary Schools	146 Middle Schools	102 High Schools
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48 Public Charter Schools	259 Private Schools	563 Total Schools
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CLICK TO SEARCH



Public Schools

PK - 12TH



[CLICK TO SEARCH](#)

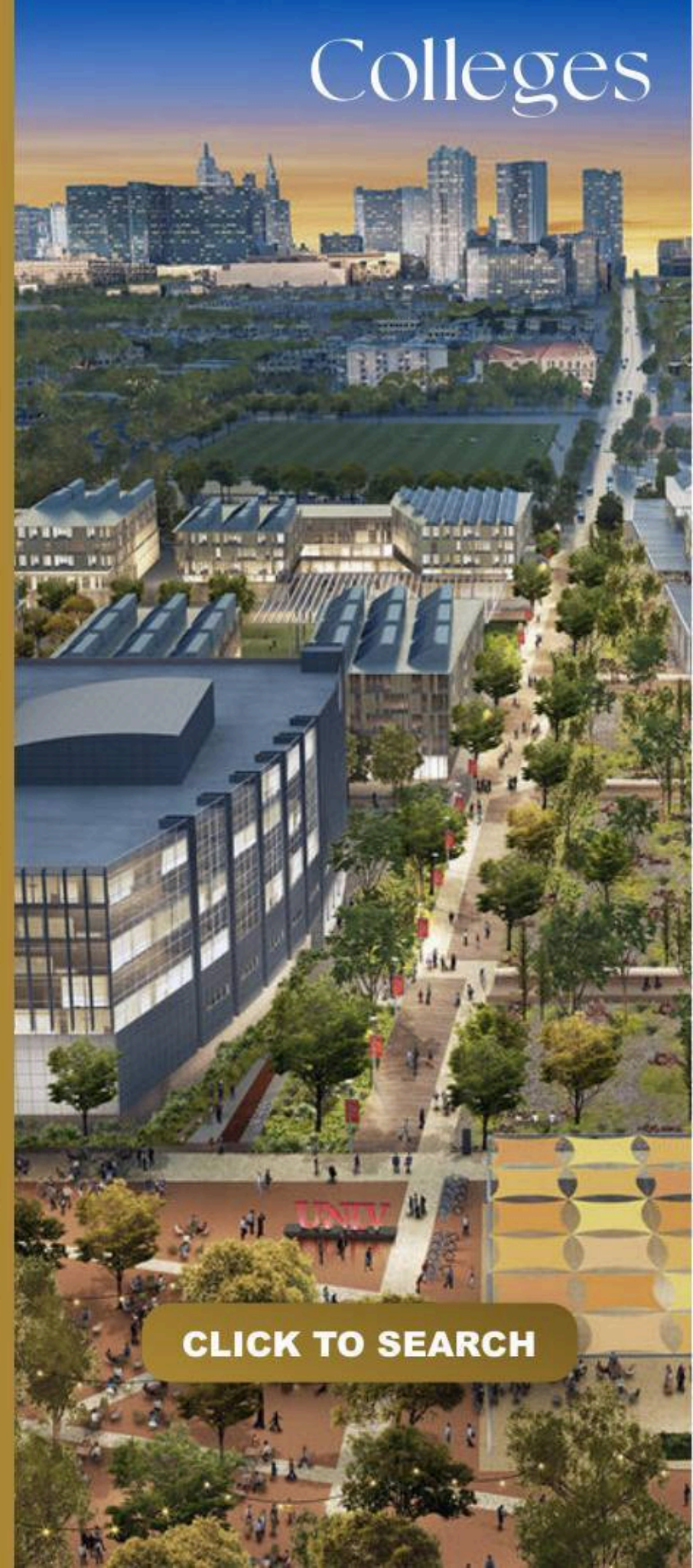
Private

PK - 12TH



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Colleges

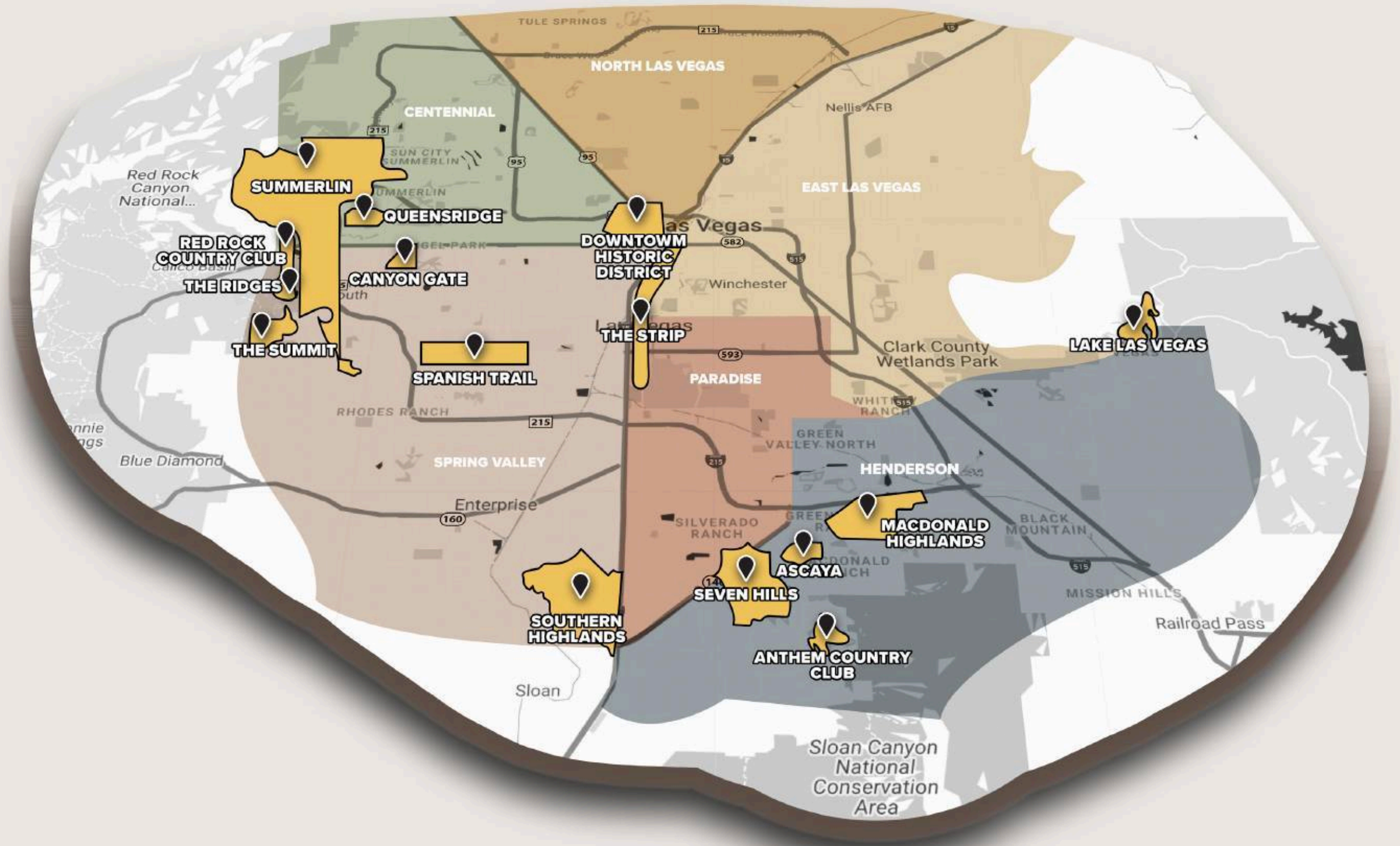


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Communities

LAS VEGAS, NV



Communities

NORTHWEST AREA

THE RIDGES

The Ridges is one of the most prestigious communities in all of America. The Ridges has the best backyard in Vegas— The Red Rock Canyon National Conservation Area. The neighborhoods of The Ridges feature luxury and custom homes all set around Bear's Best Las Vegas, an 18-hole Jack Nicklaus-designed public golf course. All 18 holes at Bear's Best are replicas of Jack Nicklaus courses from around the West. Residents at The Ridges have access to the exclusive Club Ridges, which is a private club featuring a state of the art fitness center, resort pool and tennis court.

THE SUMMIT

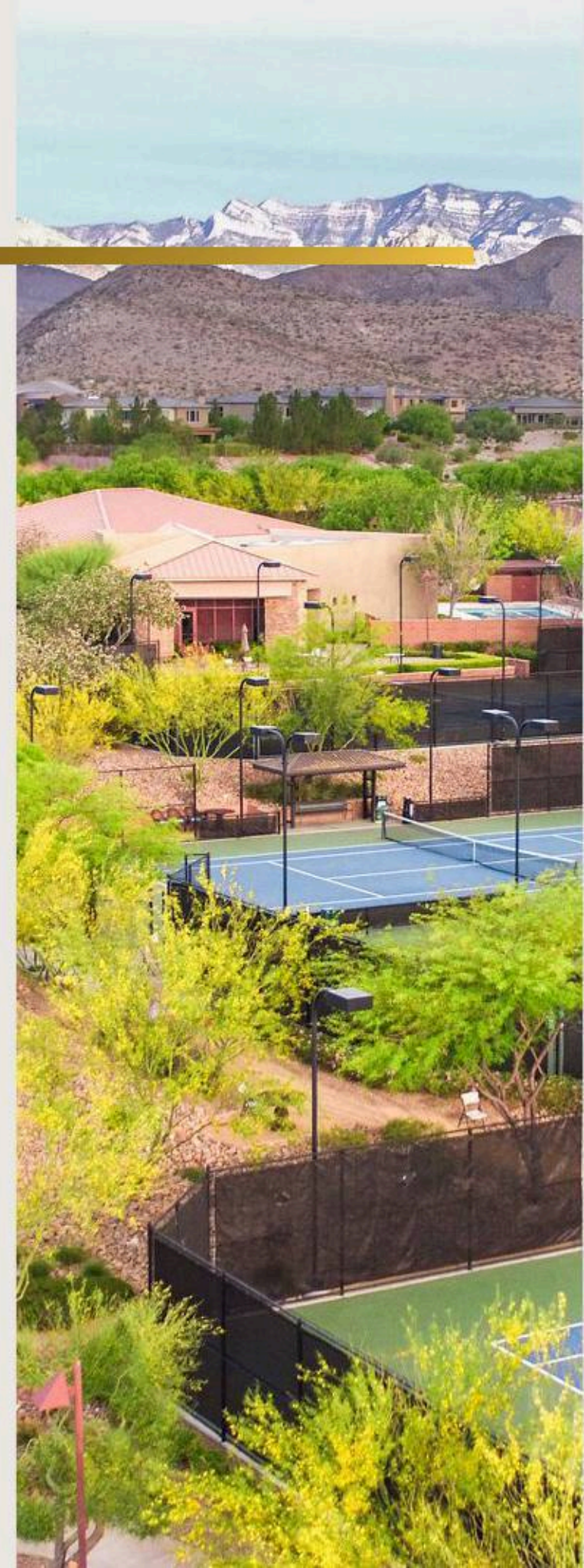
Nestled between Red Rock Canyon National Conservation Area and the Las Vegas Strip, The Summit is a private, luxury gated golf community located on 555 acres of scenic, secluded land within Summerlin, Las Vegas' premier master planned community. The Summit is just 9 miles from the Las Vegas Strip and is surrounded by world-class lifestyle and entertainment opportunities.

IRON MOUNTAIN RANCH

This community consists of several neighborhoods, each with its own feel and style. Most neighborhoods feature traditional homes priced from the mid \$200s and top around \$1 million. These homes are newer and vary in size and style. Home owners enjoy the benefits of this quite and calm community.

PROVIDENCE

Providence is located on 1,200 acres above the sparkling lights, in the upper west side of the Las Vegas Valley. You will find all of the modern comforts and amenities you would expect from a new home built by one of the nation's top homebuilders. Flowing parks and tree-lined boulevards connect the neighborhoods in the Providence community. A year-round calendar of planned community events brings neighbors together to enjoy family activities. Modern living meets traditional values. Providence has become the one of the most desired choice amongst all Las Vegas real estate options.



Communities

NORTHWEST AREA

RED ROCK COUNTRY CLUB

From natural beauty to world-class amenities, Red Rock Country Club offers an exclusive, truly private setting where members enjoy an incomparable level of service and attention. It is composed of 735 acres of exclusive and personalized homes and features two 18-hole golf courses designed by Arnold Palmer. Red Rock Country Club covers 42,000 square feet and borders the Red Rock Canyon National Conservation Area, which provides panoramic views of the Las Vegas Valley. The club house features recreational and social pursuits, including an aquatic center, fitness facility, and tennis center.

SUMMERLIN

Located adjacent to Red Rock Canyon National Conservation area, a 200,000-acre, federally-protected playground with international clout. The striking desert and mountain landscape boasts more than 2,000 climbing routes, earning Red Rock the distinction as one of the top five climbing destinations in the United States. Since 1990 the Summerlin community has grown to encompass more than 150 parks, more than two dozen public and private schools, nine golf courses, three resort hotels, retail and entertainment centers, state-of-the-art medical centers, and more! In Summerlin, the abundance of amenities combine to create the community's hallmark quality of life. It's a community that has something for everyone: for the truly young to the truly young at heart. Home options include; single family homes, urban-inspired lofts, townhomes, apartments, mid-rise luxurious condos, and exclusive custom neighborhoods

LAKE LAS VEGAS

Located minutes away from Lake Mead, in Henderson, is a 2,243 acre community that offers two golf courses, custom homes, two beautiful resorts, shops, a beach, marina, Yacht Club, and fitness club.

ALIANTE

This is the flagship master-planned development of North Las Vegas. It has 1,165 acres dedicated to residential and 100 acres for commercial development. Amenities include an 18-hole championship golf course, parks, and a 24-mile trail.



Communities

SOUTHEAST AREA

ANTHEM

Anthem is a safe and friendly community! This master planned, residential community, features a variety of entertainment options; top schools, dining, shopping, and living accommodations.

GREEN VALLEY RANCH

This master planned, 1,310 acre community comprises a carefully planned mix of land with 775 acres of residential neighborhoods and 310 acres for retail, office, medical facilities, and a planned resort gaming hotel.

MACDONALD HIGHLANDS

3,200 acres of luxury living, which include 4 villages and 10 acres of parks & hiking paths that overlook the Las Vegas skyline. This private community has its very own Dragon Ridge Country Club, with an 18-hole championship golf course and a 24 hour Guard Gate.

SEVEN HILLS

A 1,300 acre community above the city offering 2,500 homes that are surrounded by business parks and shopping. Also featuring golf course homes, a 27 hole golf course, clubhouse, tennis, and a 2,000 seat stadium.

TUSCANY

Gated development that is located close to Lake Las Vegas and Lake Mead. A Tuscany themed development offers the Tuscany Recreation Center & Golf Course.



Communities

SOUTHWEST AREA

INSPIRADA

This master planned community is located in the Southern Foothills of the Las Vegas Valley and offers dense, pleasant neighborhoods that are interconnected with narrow streets, village squares, parks, and open space. Inspirada is one of the largest "new urbanism" communities.

MOUNTAINS EDGE

A 3,000 acre community that has 4 elementary schools, 2 middle schools, a high school, a fire station, shopping centers & restaurants. More than 500 acres are designated for parks & trails in the community. Amenities include neighborhood parks, as well as a clubhouse with 2 swimming pools, spa, kitchen, party room, basketball court, playground, workout areas, and BBQ facilities.

NEVADA TRAILS

An established community with 23 acres of parks & 10 acres of trails. Residents enjoy the palm-lined entry, parks & walking trails, as well as the home exteriors, such as the courtyards and single-story designs.

RHODES RANCH

Rhodes Ranch is an upscale guard gated community with lots of lush landscaping and meandering sidewalk trails built around the flair of a championship links-style golf course. State of the art community center with pools, clubhouse, workout facility and more.

SOUTHERN HIGHLANDS

Easy access to the I-215 & US 95 freeways and the Las Vegas Strip! This stunning community offers a 42,000 square foot clubhouse with its very own library, wine room, dining, and shops. The north end of the community is "The Estates" which is centered around the Southern Highland Golf & Country Club and the south end is "The Villages at Southern Highlands".



Escrow Timeline



DAY 1

- The listing sales associate opens escrow
- The escrow company assigns an escrow number
- A copy of the purchase agreement is sent to the lender, the approval process begins and the appraisal should be ordered
- The buyer's sales associate orders a home inspection

DAY 3

- The buyer must send their deposit to escrow by personal check or wire by end of day
- The escrow company orders the Home Owner's Association documents and sends the initial escrow
- The listing sales associate schedules a termite inspection if this has not already been done

DAY 3-10

- All buyers inspections are completed, reviewed, and any requests for repairs are written up and sent to the seller
- The buyer should contact the insurance company to get quotes and make sure home owner's insurance is available for the home
- All seller disclosures are completed and sent to the buyer for review. This should also include the termite report, local and state disclosures, as well as a Natural Hazard disclosure
- Escrow will be sending out HOA documents, escrow instructions, title report and vesting instructions for you to fill out (in other words: how do you want to hold title?)

DAY 16

- The lender's appraisal is completed and reviewed by the lender
- If there are any repair requests, the seller and buyer should agree on what repairs will be completed by the seller by this date
- Loan approval should be in by this day along with appraisal

DAY 21

- If all previous steps are acceptable, the buyer removes all contingencies. If any items cannot be released, the buyer can request an extension

BUYERS GUIDE

BOECKLE & CO.

Julian Crider
REAL ESTATE CONSULTANT