

PLEASE ASK FOR
LORI FIELD
1-800-843-4848

 **Del Webb's**
Sun City Las Vegas
at Summerlin

Sun City Las Vegas

First Sun City in Phoenix's Valley of the Sun. Next came Sun City Tucson, set against the majestic Santa Catalina Mountains.

Now there's Sun City Las Vegas.

Del Webb's newest visionary community rises at the base of the scenic Spring Mountain Range, overlooking the glittering lights of Las Vegas.

Here you'll discover an amenity-rich way of life in a city full of life itself.

Las Vegas offers an outstanding climate. A low cost of living. No state income tax, inheritance tax or estate tax. And world-class restaurants and entertainment right at your door.

Imagine the security of a walled community. Homes that are comfortable as well as energy-efficient. And a hometown pride bursting with enthusiasm.

Daily activities at Sun City Las Vegas center around the outstanding \$6 million Mountain Shadows Community Center. It includes swimming, tennis, horseshoes, racquetball, miniature golf, jogging, bocci ball,

shuffleboard, billiards, fitness center, meeting rooms, a 650-seat social hall and an Arts and Crafts Village. Here residents can enjoy ceramics, lapidary, silvercraft, weaving, art, photography and more.

Another major element is golf. PGA Hall of Famer Billy Caspar and famed architect Greg Nash teamed up to create a stunning 18-hole championship course with playability for all.

As a master-planned community, Del Webb has set aside more than 40 acres for retail stores, banks, churches, medical offices and other important services our residents will need. Regional shopping malls are within minutes of Sun City Las Vegas.

Abundant recreational choices. Easy access to community services. Rugged desert beauty. When you choose Sun City Las Vegas you'll make a choice beyond compare.

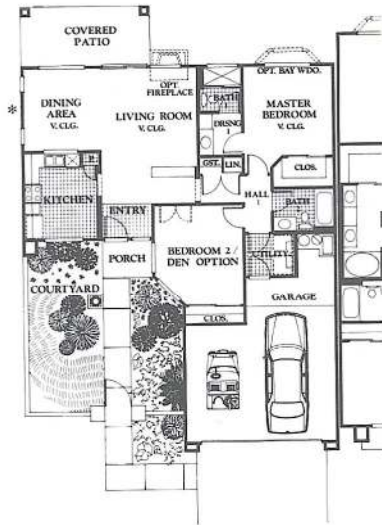
Duplexes

The Carlsbad D-4121-A



The Hanford D-4122-C





2 Bedrooms • 2 Bathrooms

Living Area • Dining Area • Kitchen

- Utility Room • 1½-Car Garage
- Covered Patio

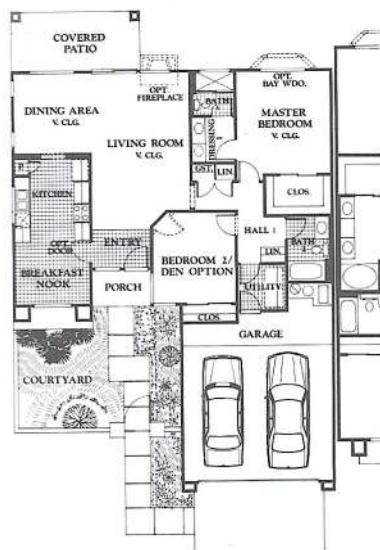
Alternate Elevations

D-4121-B, C

Approximate Livable Area

1,143 Sq. Ft.

*windows not available on all units



2 Bedrooms • 2 Bathrooms

Living Area • Dining Area • Kitchen

- Breakfast Area • Utility Room • 2-Car Garage • Covered Patio

Alternate Elevations

D-4122-A, B

Approximate Livable Area

1,327 Sq. Ft.

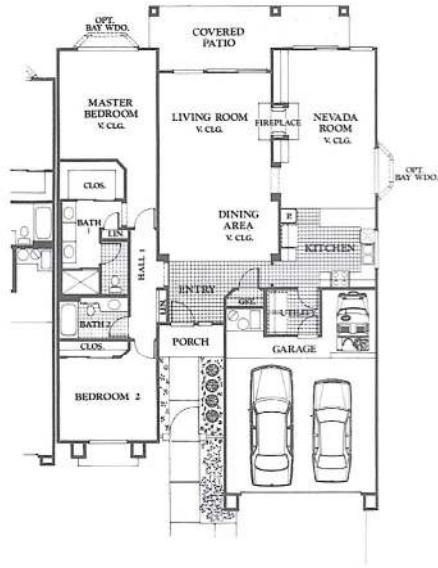
Duplexes

The Linden D-4123-C



The Cortez D-4124-A





2 Bedrooms • 2 Bathrooms

Living Area • Dining Area • Kitchen
 • Breakfast Area • Nevada Room • Utility
 Room • 2-Car Garage and Cart Area
 • Covered Patio

Alternate Elevations

D-4123-A, B

Approximate Livable Area
 1,731 Sq. Ft.



2 Bedrooms • 2 Bathrooms

Living Area • Dining Area • Kitchen
 • Breakfast Area • Nevada Room • Utility
 Room • 2-Car Garage • Covered Patio

Alternate Elevations

D-4124-B, C

Approximate Livable Area
 1,569 Sq. Ft.

Linkview Dr - Phase 1



Home Show and Sales Pavilion
9119 Garden View Drive
Las Vegas, Nevada 89134

(702) 363-5454
Call Toll-Free 1-800-843-4848

Models open 9am to 4pm daily

 **Del Webb's**
Sun City Las Vegas
at Summerlin



Del Webb's Sun City
Summerlin

One of America's leading cities.

1989 Brochure



The carefully planned homes of Sun City Summerlin complement the striking beauty of their environment both inside and out.





143,200

D-4123-A
THE NORWOOD

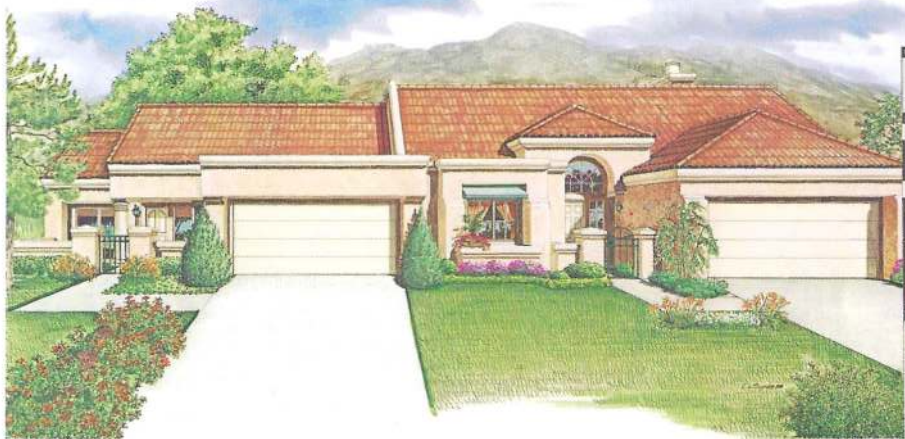
- 2 Bedrooms • 2 Bathrooms**
 Living Area • Dining Area • Kitchen
 • Breakfast Area • Nevada Room • Utility Room
 • 2-Car Garage • Covered Patio

Alternate Elevations
 D-4123-B THE BRIGHTON
 D-4123-C THE LINDEN

D-4123-A



LIVABLE AREA
1,731 SQ. FT.



D-4121-A



DUPLEXES

12/89
97,300
~~92,300~~

**D-4121-A
THE CARLSBAD**

2 Bedrooms • 2 Bathrooms
Living Area • Dining Area • Kitchen • Utility
Room • 1½-Car Garage • Covered Patio

Alternate Elevations
D-4121-B THE AUSTIN
D-4121-C THE ATHERTON

AK

LIVABLE AREA
1,143 SQ. FT.



D-4122-C MBR
Mason doors
bay window
ble sink mbr bath

*Bay window
tile entry thru kitchen
green house window kitchen*



**D-4122-C
THE HANFORD**

109,200

2 Bedrooms • 2 Bathrooms
Living Area • Dining Area • Kitchen
• Breakfast Area • Utility Room • 2-Car Garage
• Covered Patio

Alternate Elevations
D-4122-A THE MIRANDA
D-4122-B THE DURANGO

106,470
cash price

LIVABLE AREA
1,327 SQ. FT.

*Cupboards over
washer/dryer*

MI



**Del Webb's Sun City
Summerlin**

One of America's leading cities.

HOME SHOW AND SALES PAVILION
9119 Garden View Drive
Las Vegas, Nevada 89128

(702) 363-5454
Call Toll-Free 1-800-843-4848

Sun City Summerlin is a project of Del Webb Communities, Inc.
Del Webb Communities, Inc.—Licensed Broker

1989 Pricing

PLEASE NOTE: All prices include standard lot, appliance package, cabinets and floor coverings. Model homes contain some upgraded and decorator items. Ask a sales counselor for details.

SINGLE FAMILY HOMES

<u>MODEL</u>	<u>NAME</u>	<u>SQ. FT.</u>	<u>BASE PRICE</u>	<u>CASH PRICE</u>
H4101-A	The Carson	1086 sq. ft.	\$90,900	\$88,628
H4101-B	The Sonora*		89,900	87,653
H4101-C	The Logan		90,900	88,628
H4102-A	The Coronado	1195 sq. ft.	\$99,900	\$97,403
H4102-B	The Sierra		99,600	97,110
H4102-C	The Weston*		98,900	96,428
H4103-A	The Navarro	1356 sq. ft.	\$110,900	\$108,128
H4103-B	The Escalson		111,900	109,103
H4103-C	The Sandalwood*		109,900	107,153
H4104-A	The Sheridan	1613 sq. ft.	\$131,900	\$128,603
H4104-B	The San Marino*		131,900	128,603
H4104-C	The Inglewood		133,900	130,553
H4105-A	The Carmel	1780 sq. ft.	\$146,900	\$143,228
H4105-B	The Silverton*		146,900	143,228
H4105-C	The Broadmoor		146,900	143,228
H4106-A	The Mirada	2104 sq. ft.	\$176,900	\$172,478
H4106-B	The San Ramon		176,900	172,478
H4106-C	The Matara*		176,900	172,478
H4107-A	The Cambria	2491 sq. ft.	\$199,900	\$194,903
H4107-B	The Santa Paula*		199,900	194,903
H4107-C	The Westcliff		199,900	194,903

GARDEN VILLAS

G4131	The Bristol*	1062 sq. ft.	\$83,900	\$81,803
G4132	The Franklin*	1196 sq. ft.	106,500	103,838
G4133	The Kenwood*	1316 sq. ft.	113,900	110,053

DUPLEXES

D4121-A	The Carlsbad*	1143 sq. ft.	\$95,600	\$93,210
D4121-B	The Austin		95,600	93,210
D4121-C	The Atherton		95,600	93,210
D4122-A	The Miranda	1327 sq. ft.	\$117,100	\$114,173
D4122-B	The Durango		117,100	114,173
D4122-C	The Hanford*		117,100	114,173
D4123-A	The Norwood	1731 sq. ft.	\$148,300	\$144,593
D4123-B	The Brighton		148,300	144,593
D4123-C	The Linden*		148,300	144,593
D4124-A	The Cortez*	1569 sq. ft.	\$132,900	\$129,577
D4124-B	The La Paz		132,900	129,577
D4124-C	The Mazatlan		132,900	129,577

2.5% cash discount available on homes paid in full prior to start of construction.

*Display Model

Prices contained subject to change without notice by Del Webb Communities, Inc. Prices effective 3-1-90.

NOTE: OCCASIONALLY WE HAVE HOMES AVAILABLE FOR IMMEDIATE OCCUPANCY — ASK YOUR SALES COUNSELOR.

FACT SHEET

Location: Sun City Summerlin is located on Lake Mead Boulevard off U.S. Highway 95 North, approximately eight miles northwest of downtown Las Vegas. Sun City Summerlin is part of Summerlin, Howard Hughes Properties' 25,000-acre master-planned community.

Size: Sun City Summerlin comprises 1,050 acres, with a projected population of 5,900 people.

The Homes: Approximately 3,100 homes will be built. The 13 models start at \$83,900. Sun City Summerlin offers three types of homes:

- Single Family Homes: These are homes in which the owner provides landscaping and maintains the home. There are no additional fees.
- Garden Villas: For a projected monthly fee of \$85, the villa owner receives water and sewer services, garbage collection, building insurance, landscaping and exterior maintenance.
- * • Duplexes: For a projected monthly fee of \$97, the duplex owner receives water and sewer services, garbage collection, building insurance, landscaping and exterior maintenance.

Golf Fees: An 18-hole, par 72, championship golf course will play at 5,670 to 6,790 yards and includes multiple tee placements accommodating all skill levels.

- Option 1: Just pay as you play. Owners will enjoy discounted green fees.
- Option 2: Purchase an annual membership and enjoy golf for the reduced green fee of \$1 per 9 holes of golf. (Cart not included.)

Recreation Center: The Mountain Shadows Recreation Center will include tennis, shuffleboard, bocci, racquetball, billiards, olympic-size outdoor pool (with handicapped ramp and hoist), indoor therapy pool (with handicapped ramp and hoist), nine-hole miniature golf course, multi-purpose auditorium, jogging track, par exercise circuit, exercise room, and Arts and Crafts Village. The fee is \$250 per home, per year.

Commercial: Fifty acres have been set aside for commercial development including retail stores, banks, medical offices, and financial and legal services. Neighborhood and regional shopping areas are within 10 minutes of the community.

Medical: A major hospital is within 15 minutes of the community. Las Vegas has 10 hospitals and numerous clinics providing excellent care.

Religious: Four worship centers are located in the community and Las Vegas has more worship centers per capita than most major cities.

* Duplex monthly fees are \$97 for Units 1 - 19; \$114 for Units 20 on.



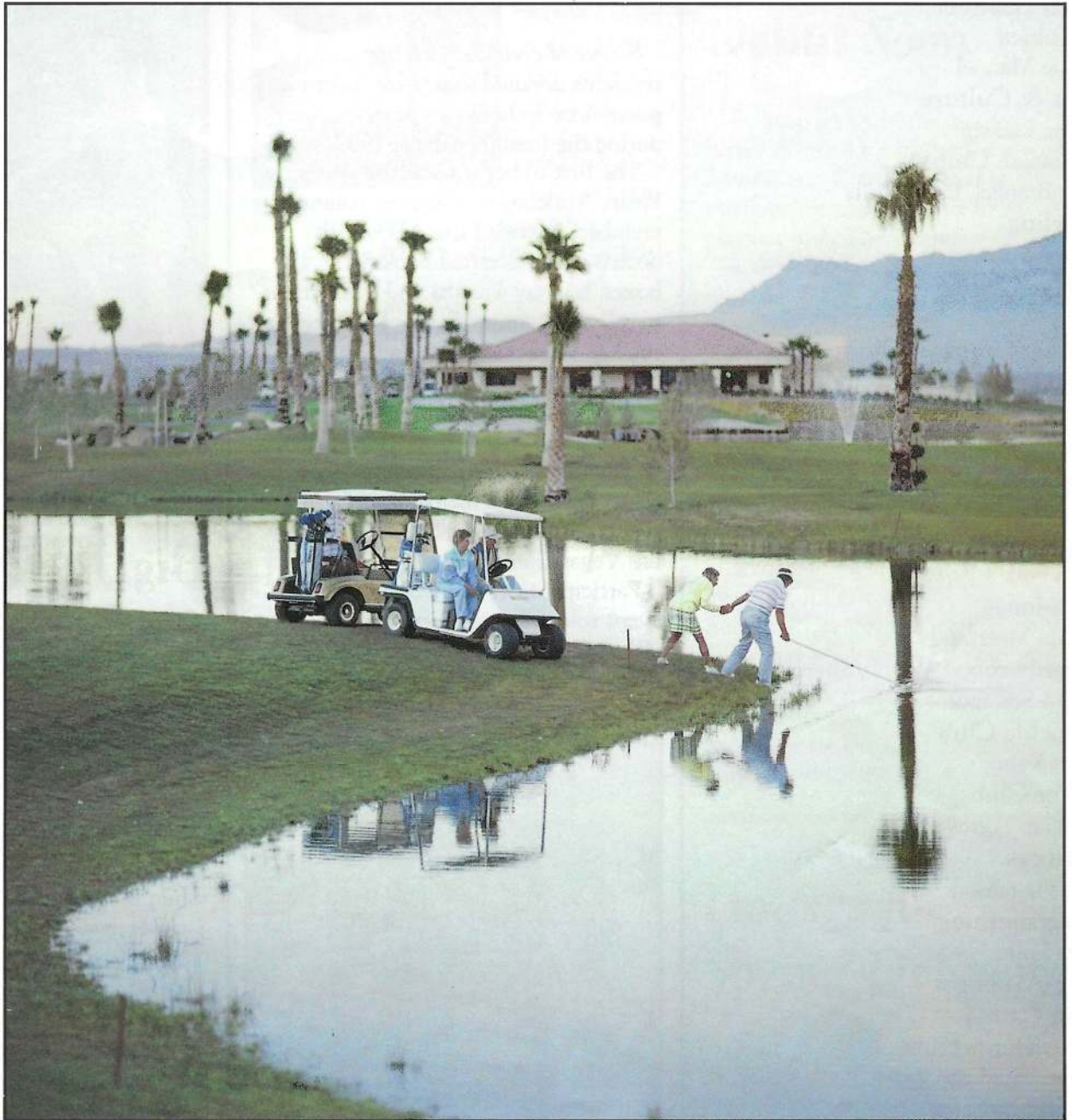
DEL WEBB'S SUN CITY

Summerlin Profile

Winter 1990

Total Number of Homes Sold (thru 2/9/90) - 1220

Population 1524



Del Webb's Sun City Las Vegas

*Now the fastest growing masterplanned community
in the fastest growing city in America!*

Join a Club

Sun City Las Vegas residents are forming numerous clubs and organizations. People interested in joining any of these groups are invited to contact Pat Gerardi at the Mountain Shadows Community Center, 363-8145.

AARP

Wally Hulstrom

Aerobics

Jackie Manuel

Arts & Culture

Marie Ludwig

Aquacize Club

Rita Brengel, Laura Kelly

Bowling

Howard Zenor

Bridge Club

Betty Daughtery; Betty Lodle

Dinner Gourmet Club

Carol Ray

Jazzercise

Cheryl Lang

Kiwanis

Ed Berresford

Lapidary

Tom Folk

Mah-jongg

Gloria Meersand

Neighborhood Watch/Sheriff's Posse

David Solomon

Pinochle Club

Leon Kahn

Poker Club

Norman Forrest

Shriners

Bill Thomason

Silversmithing

Tom Folks

Sing-A-Long

Lynn Burdick

Solos Connection

(unattached people)

(men) Norman Forrest

(women) Elsie Chase

Sunshine Club

Toni Wilson

Tennis

Jack & Shelia Spargo; Jim Johnson

Tennis Clinic

Jo Zaletel

Residents Help Worthy Causes

Scores of civic-minded Sun City residents donated their time, talent and possessions to help two worthy causes during the final months of 1989.

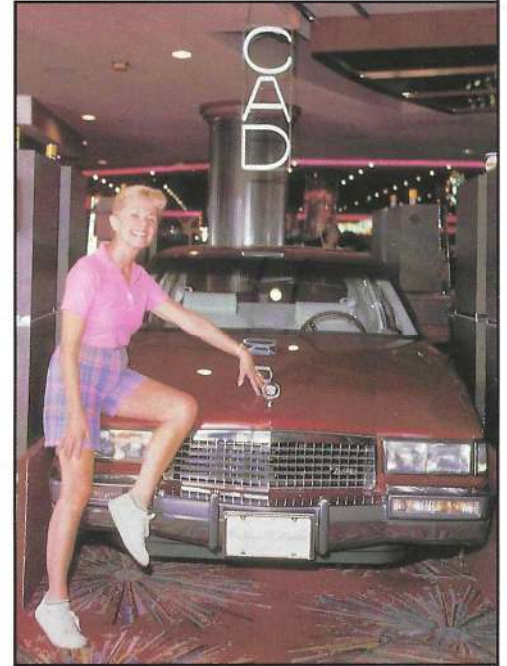
The first to benefit was the American Heart Association. Creative community members provided the AHA with dozens of handcrafted bookmarks, gift boxes, holiday wreaths and other items to sell at its annual Festival of Trees at the Las Vegas Convention Center November 28 through December 2.

The Make-a-Wish Foundation of Nevada, an organization which strives to brighten the lives of terminally ill children, was the recipient of the proceeds from the first Great Sun City Las Vegas Garage Sale.

Participants in this December 2nd event sold arts, crafts and personal effects from nearly 40 booths set up in the Mountain Shadows Community Center parking lot.



Buyers and sellers alike were busy at the first annual Great Sun City Las Vegas Garage Sale, December 2, 1989.



Jackpot winner Jane Bebbler poses with the Cadillac she turned down for cash.

Big Jackpot for Retiring Sun City Couple

A Texas couple celebrating the first day of their retirement with the purchase of a new home in Sun City Las Vegas got an unexpected bonus when they won a \$22,000 cash jackpot as well.

"The first guy around was the good old IRS," joked Jane Bebbler, who landed the loot after racking up four sevens on a 25¢ slot machine at the Stardust Hotel last August just hours before signing the papers with her husband, Cliff, on their home.

The Bebbers, who visited Las Vegas "a couple of times each year" before deciding to move here permanently, plan to divvy up their winnings between their kids, charities, and new home options.

Mountain Shadows Open and Busy

Scores of Sun City residents are enjoying the active adult lifestyle for which Del Webb communities are so famous by enjoying seminars, classes in arts and crafts and a variety of health-enhancing special events and activities at the Mountain Shadows Community Center.

The \$6 million, 38,000-square-foot facility opened last October following a series of festive celebrations and open houses.

"We're averaging probably over 50 people a day at our fitness center, which is the most used portion of the complex," says Ruth Hutchins, Del Webb Marketing Coordinator.

"Largely it's Sun City residents who decide what kind of clubs and social activities we hold here. Volunteers are vital to the success of most of our programs."

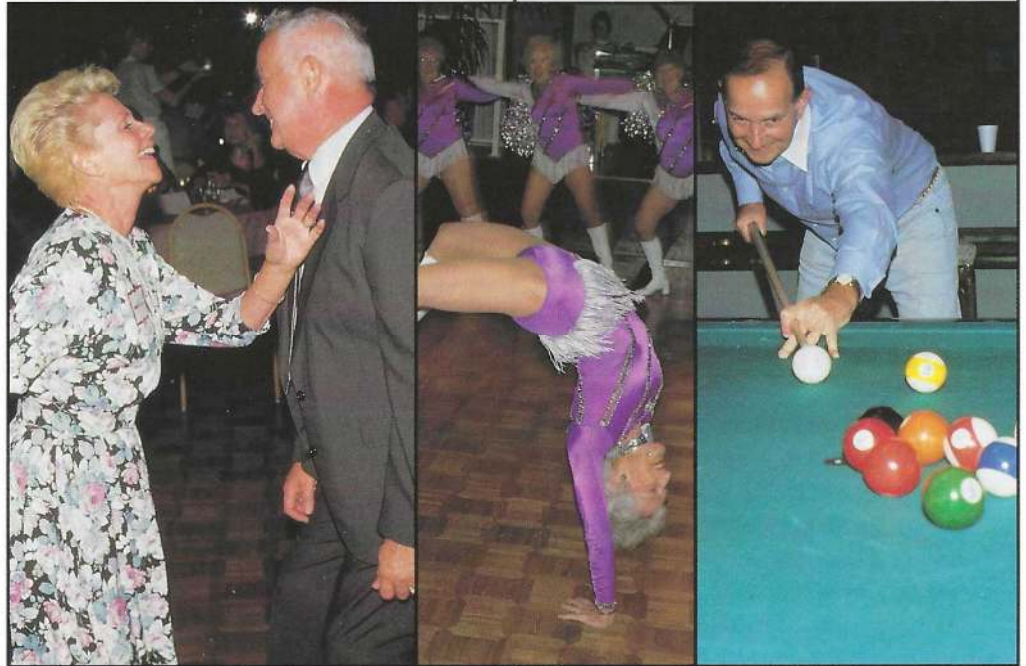
Among the recent events held at the Center were a New Year's Eve Ball, a garage sale and a town meeting with Senator Harry Reid.

The Fitness Center is open the following hours: 6:30 a.m. to 5:30 p.m., Mon., Wed., Fri., Sat; 6:30 a.m. to 8:30 p.m., Tues., Thurs.; 11 a.m. to 5:30 p.m., Sun.

The hours of the Social Hall Administrative Office are from 7:30 a.m. to 4:30 p.m. every weekday, Monday through Friday.

Social Hall hours are 7:30 a.m. to 8:30 p.m., Monday through Saturday, and 11 a.m. to 6 p.m., Sundays.

Hours may be extended for special meetings and other functions.



Since its opening, the Mountain Shadows Community Center has hosted a wide and exciting assortment of activities. Pictured (l-r): Jane and Cliff Bebber enjoying a

ballroom dance; Grand Opening entertainment by the Sun City Poms; a Sun City Las Vegas resident enjoying a little game of pool.

Mountain Shadows Site of Seniors Tennis Tournament

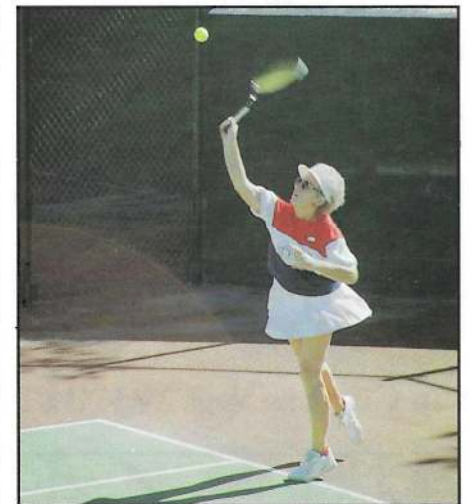
The Mountain Shadows Community Center was one of five Las Vegas sites selected for a national tournament of the U.S. Seniors Tennis Association November 17-19.

Over 260 players from 15 different states participated in the invitational event, which featured two levels of competition for both men and women 50 years of age and over.

The six courts on the east side of the \$6 million facility proved to be extremely popular with contestants.

"Everyone just thought the facility was beautiful," said tournament director Sandy Tueller.

The Nevada team in the men's 4.5 category (an advanced level of amateur

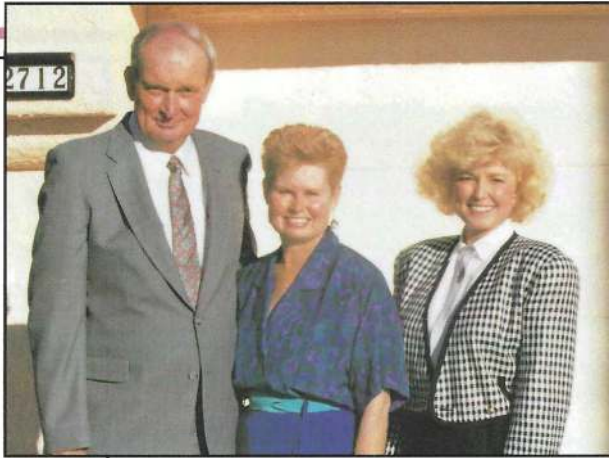


competition) took second place in the tournament.

An informal Sun City tennis club has been formed which will certainly provide competitors for future senior's tournaments, said Tueller.

Residents may contact Jack Spargo at 363-8145.

California Couple Buys 1000th Home



Left to Right: Dr. Richard Clancy, Colleen Clancy, and Sun City Las Vegas sales counselor Lori Field.

assistance of Sun City sales counselor Lori Field.

"She was just a doll in this whole process, a real pleasure to deal with."

Sandy Stephens, Sales Counselor of the Quarter



She may well be, as she claims, "just a cornhusker at heart." For scores of new homeowners at Sun City, however, Sales Counselor Sandy Stephens played a key role in their decision to join the Sun City family.

Designated as the company's Sales Counselor for the Quarter for July through September, 1989, Stephens credits much of her real estate sales success to her buyers.

The security and age qualifications at the masterplanned community are strong selling points for many of her customers, she says.

"While many of them can find part of what they want in other developments, they also find what they don't want. Here they can find activities, peace and quiet, and the companionship of their peers."

What "Active Adult" Really Means



"Active adult." It's a term we use a lot to describe the kind of person and the kind of living that you'll find in a Sun City community.

Generally it conjures up visions of people happily engaged in a wide variety of activities: swimming, playing golf and tennis, polishing their skills in handicraft hobbies or simply getting together with friends and neighbors for good times.

All of this is pretty accurate, of course. But it's not quite complete. For many Sun Citians, "active adult" living transcends pursuits for personal improvement and pleasure. It extends to good works, generous contributions of time and energy that benefit both the community and society at large.

At our Sun Cities in Arizona, for example, volunteerism is high, with numerous resident-sponsored organizations contributing to many civic-minded causes.

Members of the Sheriff's Posse virtually eradicate security concerns in the Sun Cities by conducting 24-hour neighborhood patrols. The Prides beautify their surroundings with weekly litter clean-ups. And many individuals work with local food banks and homeless shelters, or conduct tours at zoos and state parks, or help students at local schools through teacher-assistance programs.

Not surprisingly, those who perform these good works say the results are as gratifying as a great tennis match or a low golf score (if not more so).

We encourage you to discover this extremely rewarding aspect of "active adult" living, too!

LeRoy C. Hanneman, Jr.
Sr. Vice President/General Manager
Sun City Las Vegas

A California couple searching for a second home in Southern Nevada made a bit of building history recently by buying the 1000th home to be sold in Sun City Las Vegas.

"We traveled around Las Vegas for two-and-half days looking at new housing projects before we looked at Sun City," recalls Richard Clancy.

"We threw away about ten brochures from the other places once we found it."

Richard and his wife, Colleen, purchased the 1,196-square-foot Franklin, one of 13 models offered at Sun City. The two bedroom, two bath, condo-style Garden Villa home features a covered patio, separate kitchen and dining areas and a 1 1/2-car garage.

The structural quality of the house was one of its big selling points. "I'm a doctor," says Richard, "but everybody has to have a hobby and mine happens to be construction. I know what R-30 insulation is and R-19 insulation, and I appreciate things like double-pane windows."

"Everything about it was so much nicer than anything else we saw that it struck us immediately that this is what we'd buy," says Colleen. "I think what I most liked here was the overall picture — the golf course and the tennis courts and the quality of the community in general."

No less important, says Colleen, was the "low key" and "very helpful"

Kim Bannister, Sun City Vice President

There are a lot of key players in Sun City's development team. One of the most important is Kim Bannister, Vice President of Construction Operations at Sun City Las Vegas.

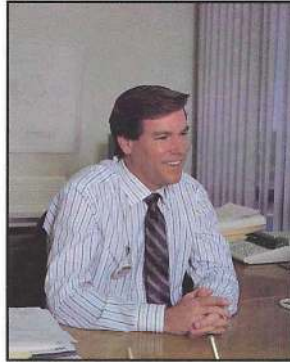
A 1971 graduate of Arizona State University, Bannister started his construction career with Del Webb in Phoenix after leaving college.

"There was really no title for what I did in those days," he recalls, "but I worked in residential and commercial operations divisions of the company until 1979."

Bannister spent the next nine years criss-crossing his native Arizona, working for himself and for other builder/developers on commercial and residential developments until Sun City Las Vegas Senior Vice President LeRoy Hanneman, who was looking for a capable manager, convinced him to rejoin Del Webb in April, 1988.

While he has contributed "some input" into the design of Sun City Las Vegas, Bannister's primary function is to keep construction standards up and expenses down.

To do this, he works closely with local building and planning officials and oversees and coordinates the functions of several departments, including Construction Operations, Field Construction and Warehousing. Bannister's work occasionally enables him to deal directly with Sun City residents, whose input, he notes,



is always welcome.

"Talking and listening to our buyers is one of the best ways to make sure that we're building the kind of high-quality

product that have made the Sun Cities of Del Webb so successful," he says.

Sun City Businesses to Open This Summer

Residents of Sun City Las Vegas should enjoy improved access to gasoline, food, medical care and other vital products and services by this summer when 10 or more new businesses open on the southwest corner of Del Webb Boulevard and Sun City Boulevard, says Southern Nevada developer Ken Templeton.

Among the new commercial establishments at Sun City will be a gas station, a dentist's office, a hearing aid center, an optometry and ophthalmology clinic, a U.S. postal substation, a hair and nail salon, a sports apparel and equipment rental shop, Sun State Bank, and Rainbow Market, a drug and grocery store.

First Interstate Bank of Nevada broke ground for its new Sun City branch on January 12. PriMerit Bank anticipates a spring 1990 opening date.

New Duplex Model to Debut Soon

To keep up with unexpectedly heavy demand for its duplex model homes, Sun City Las Vegas is introducing a new duplex to its product line: The Cortez.

A two-bedroom, two-bath, 1,500-plus square-foot, 2 1/2-car garage residence, the Cortez will include a convertible den and family room, dozens of customizing options, and will be built to the same exacting standards that Del Webb demands in the 13 other Sun City Las Vegas models currently offered.

"The architects are working diligently to have this new plan available for sale early this year," says Sun City Las Vegas Vice President of Sales and Marketing, Ed Southard. "Our sales counselors now have preliminary floor plans."

A price for the Cortez will be announced soon.

Houses for Spring Delivery

Due to heavy demand, we have increased production and thereby made available 40 homes of all types that will be ready for move-in by March 30, 1990. Those persons interested should contact their Sales Counselor for details.

Big Haul for Sun Citians in Mountain Shadows Contest

Most of the winners of a recent Mountain Shadows Community Center contest are or will be Sun City Las Vegas residents, including a Southern California couple who won a golf cart as first prize.

The winners of the contest, which was held to celebrate the mid-October opening of the Center, were chosen in a random drawing by Lillian Pastor, Miss Senior Nevada for 1989.

All told, 1400 entries were submitted, 200 prizes were awarded and 121 of these were won by residents or future residents.

Pastor presented grand prize winners Alfred and Rhea Safire of Orange, California, with the keys to



a Club Car golf cart during a prize presentation ceremony November 7.

"This is a great gift," said Rhea, who was celebrating her birthday on November 7.

"The only thing we've ever won before was 10 gallons of paint."

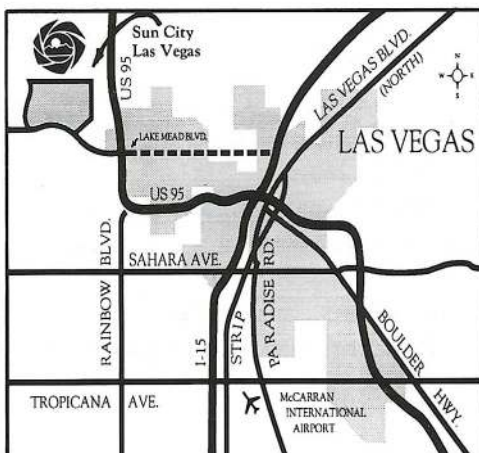
Second prize winner and Sun City Las Vegas resident Florine Hougren won a three-day, two-night trip for two to the High Sierra Hotel at Lake Tahoe. The vacation includes air and limosine transportation to and from the alpine gaming resort.

Other prizes included scores of sports bags, "fanny packs," and Sun City Las Vegas golf caps and golf shirts.



Sun City Las Vegas residents enjoy Hawaiian-style fun at a recent luau held outside the Mountain Shadows Community Center.

Sun City Las Vegas



Del Webb's Sun City Las Vegas
 P.O. Box 82040
 Las Vegas, Nevada 89180-2040
 (702) 363-5454
 1-800-8434848

Bulk Rate
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