

Del Webb®

GET READY FOR THE NEXT GREAT
CHAPTER OF YOUR LIFE

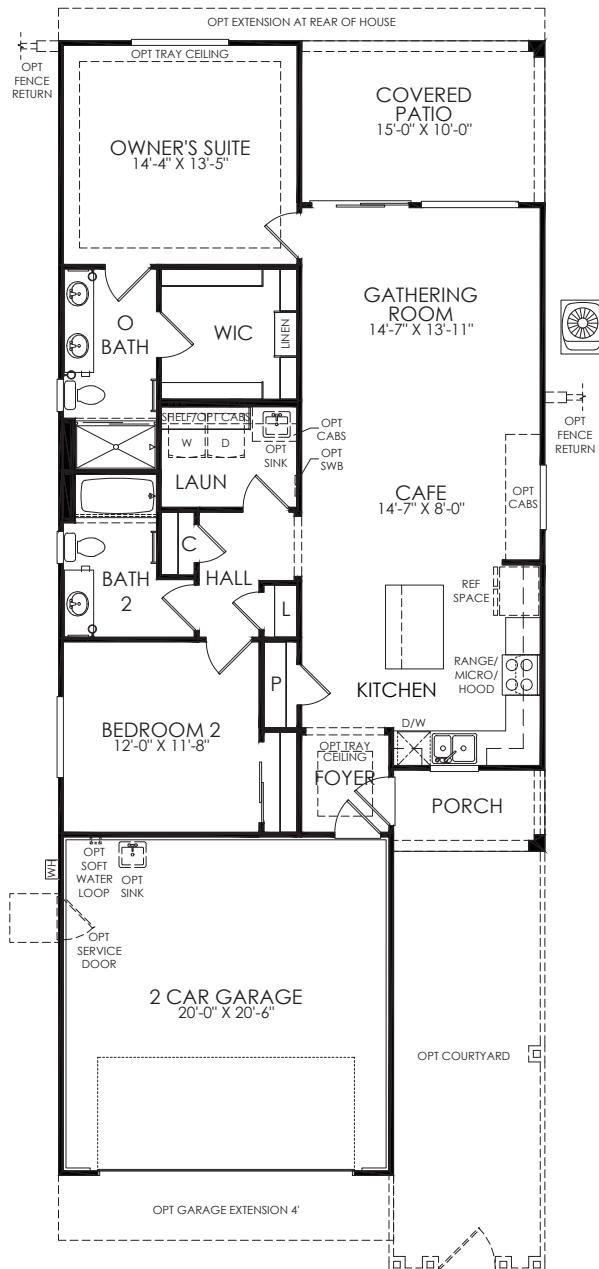
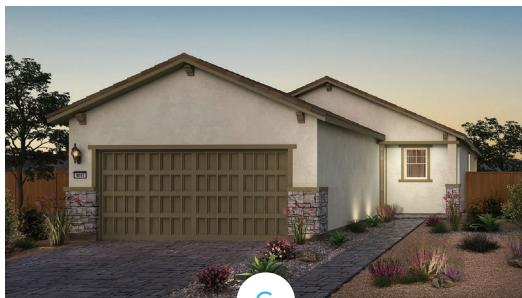
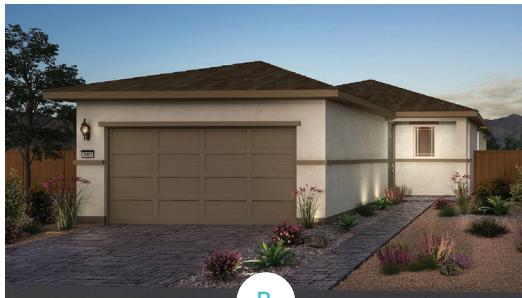


Cottage Series

CANYON

Del Webb®
NORTH RANCH

1,285+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



Single Level

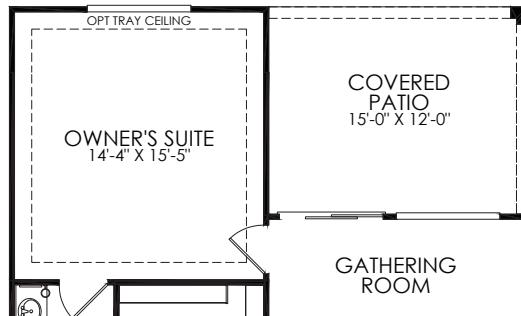
OPTIONS

CANYON Cottage Series

Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



Owner's Bath Low Threshold
Shower with Seat



Extension at Rear of House

Cottage Series

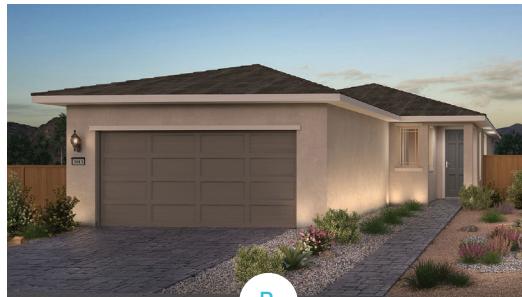
OVERLOOK

Del Webb®
NORTH RANCH

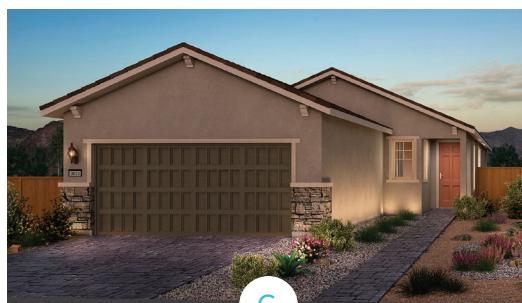
1,390+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



A
MODELED



B



C



Single Level

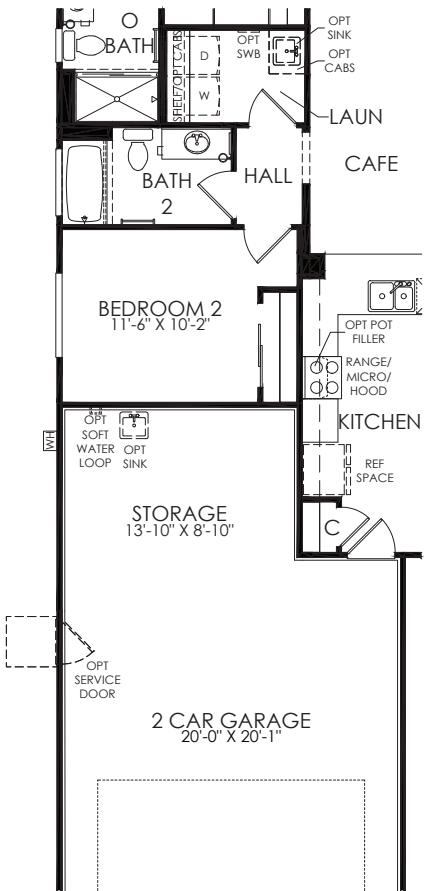


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OPTIONS

OVERLOOK Cottage Series

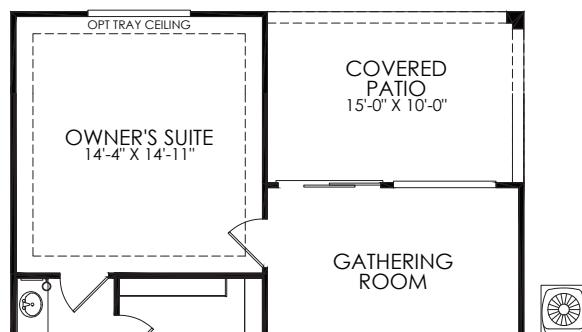
Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



Storage
This option removes Flex and reduces square footage



Owner's Bath Low Threshold
Shower with Seat



Extension at Rear of House

Cottage Series

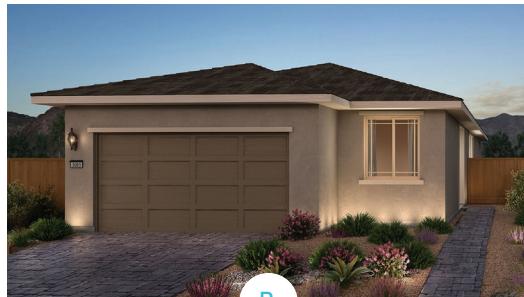
PEAK

Del Webb®
NORTH RANCH

1,509+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



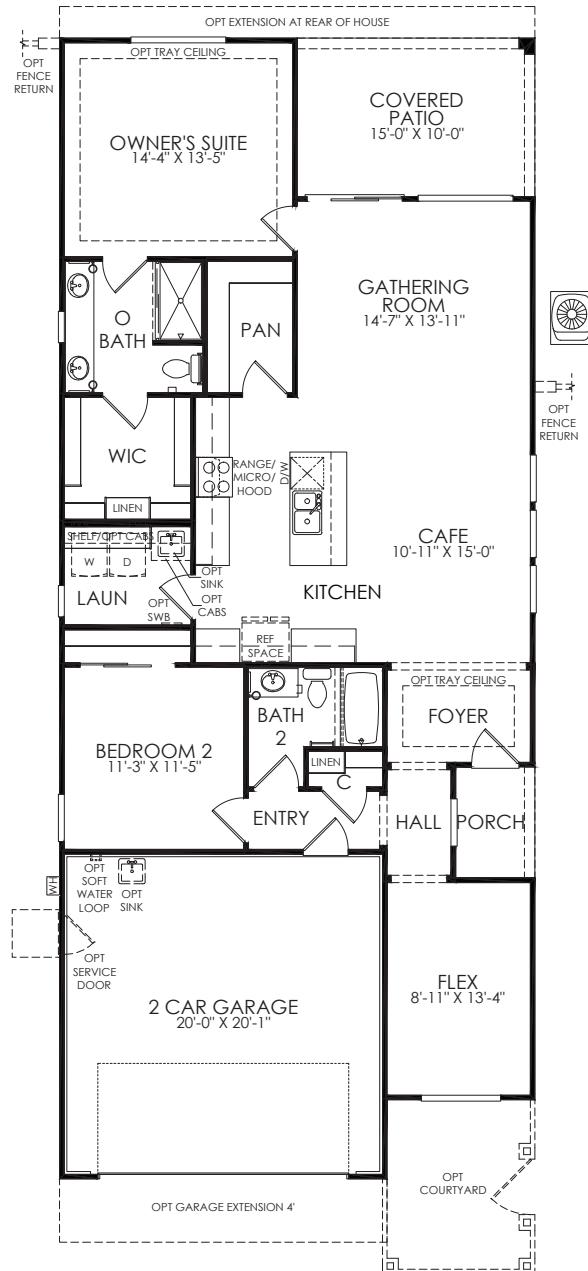
A



B



C
MODELED



Single Level

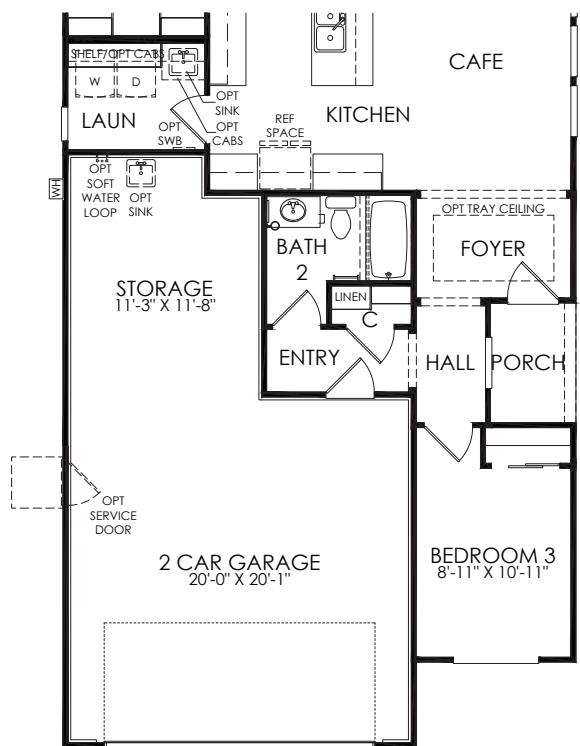


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OPTIONS

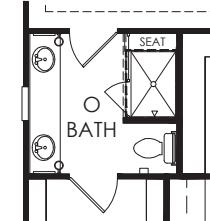
PEAK Cottage Series

Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.

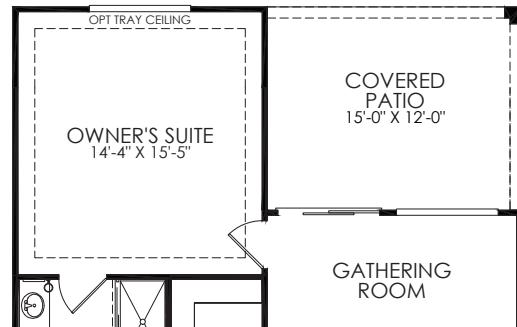


Storage

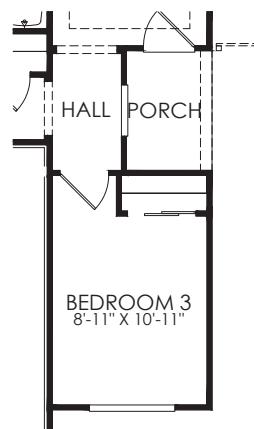
This option removes Bedroom 2 and reduces square footage



**Owner's Bath Low Threshold
Shower with Seat**



Extension at Rear of House



Bedroom 3

Classic Series

GETAWAY

Del Webb®
NORTH RANCH

1,451+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



A

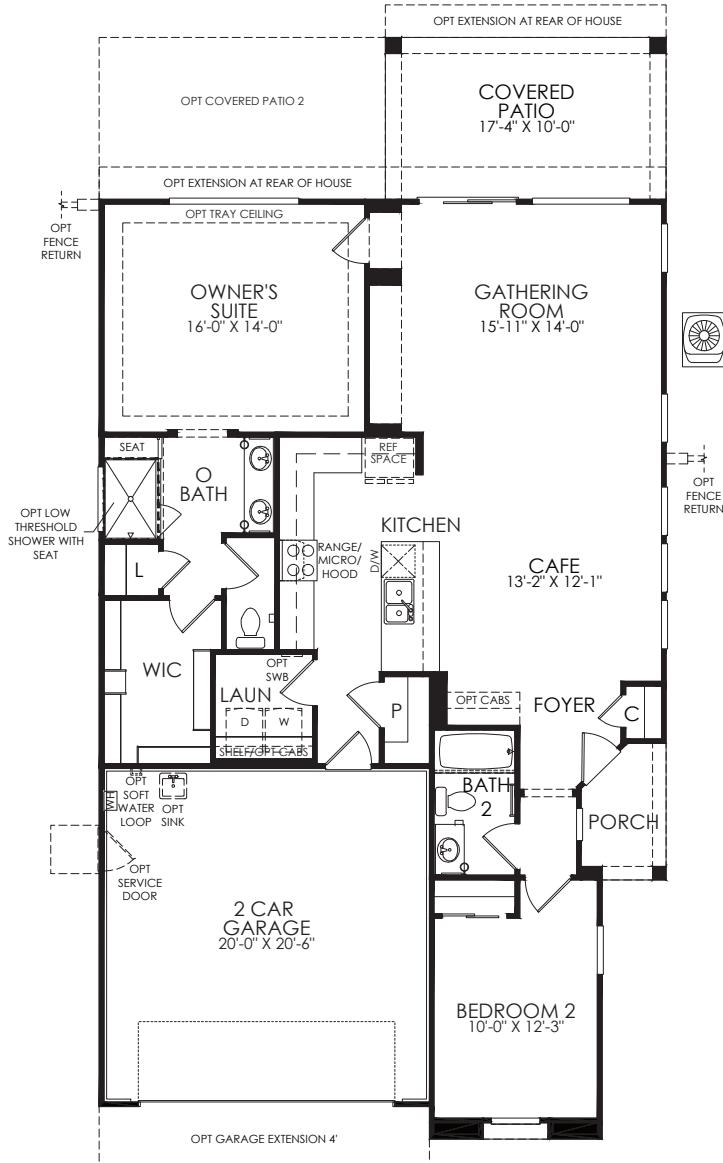


B

MODELED



C



Single Level

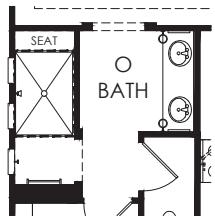


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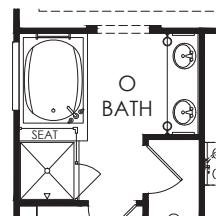
OPTIONS

GETAWAY Classic Series

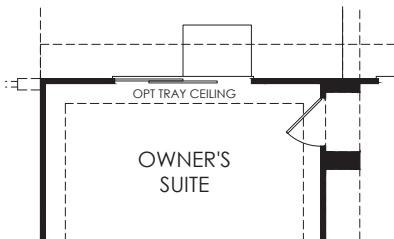
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Owner's Bath
Framed or Glass Low Threshold
Walk-In Shower



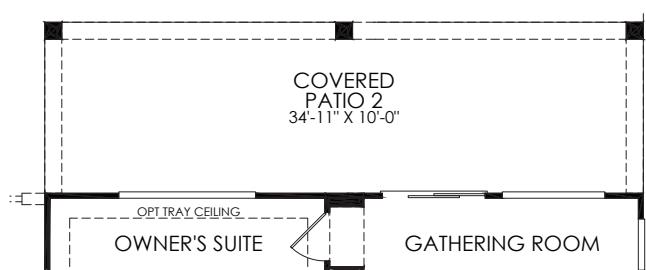
Owner's Bath
Separate Shower
and Tub



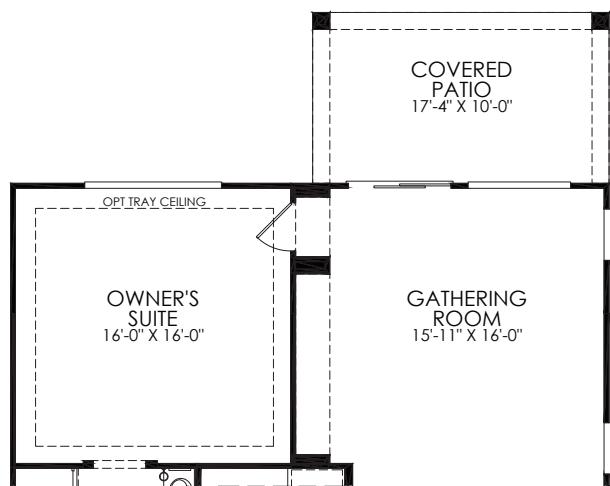
Sliding Glass Door



Center Sliding Glass Door



Covered Patio 2



Extension at Rear of House

Classic Series

SOLITUDE

Del Webb®
NORTH RANCH

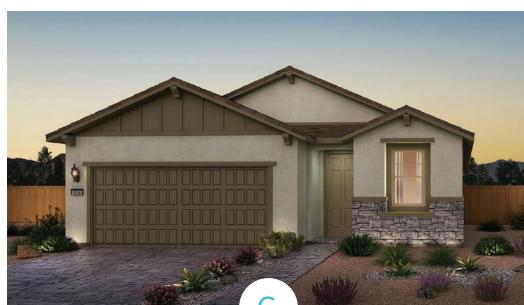
1,657+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



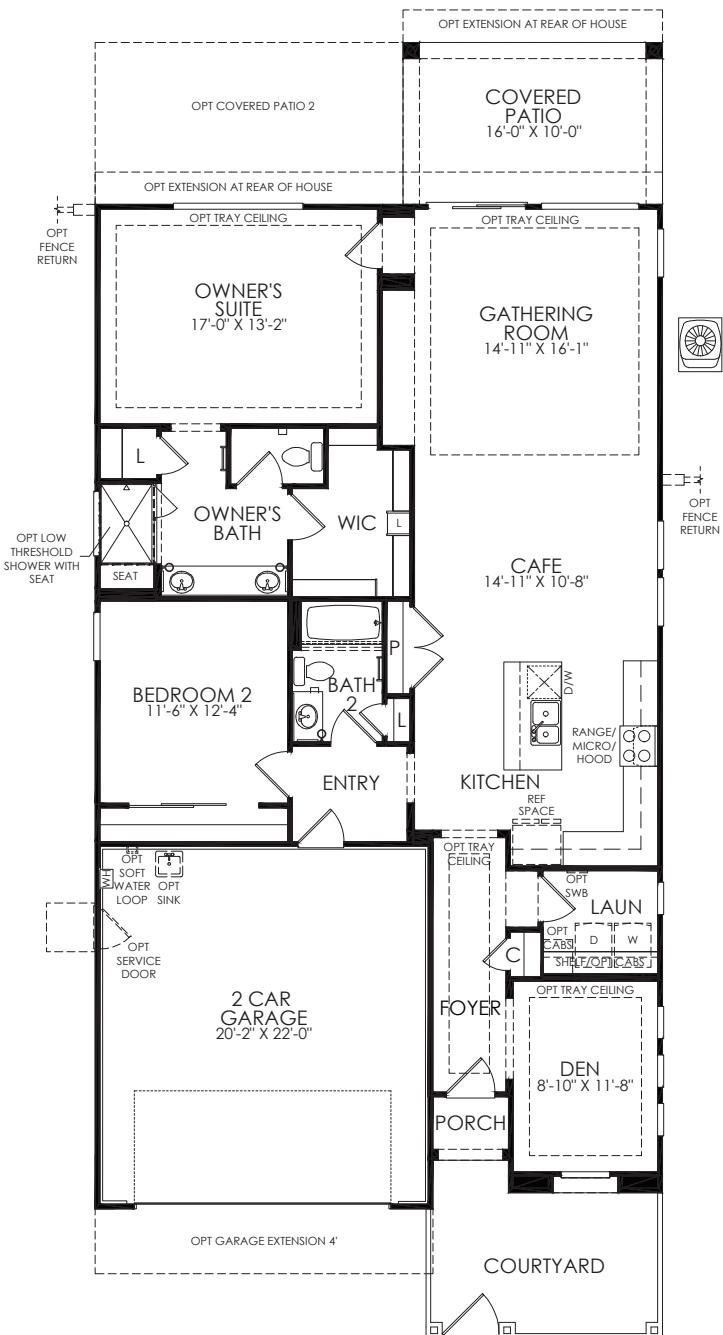
A
MODELED



B



C



Single Level

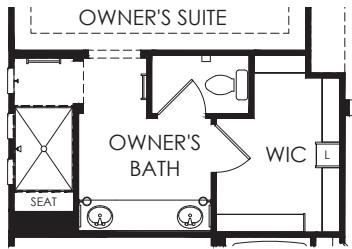


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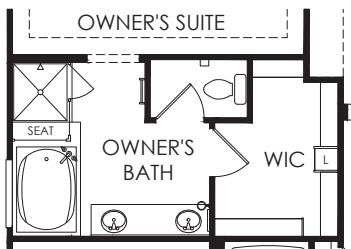
OPTIONS

SOLITUDE Classic Series

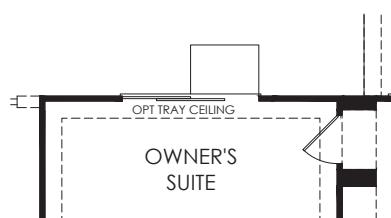
Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



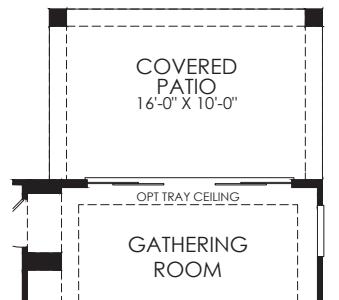
Owner's Bath
Framed or Glass Low Threshold
Walk-In Shower



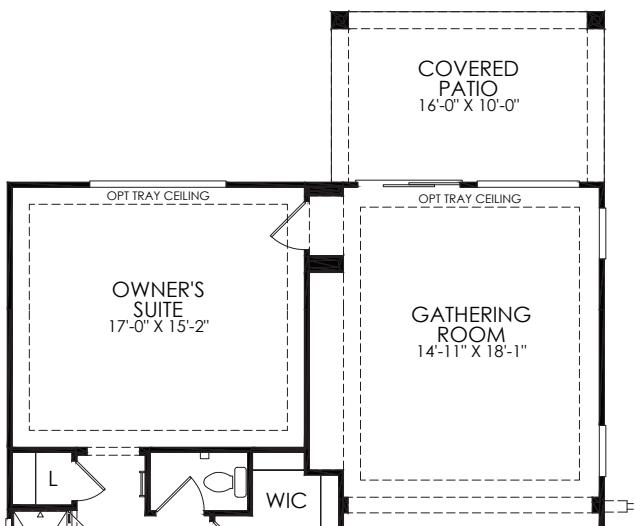
Owner's Bath
Separate Shower
and Tub



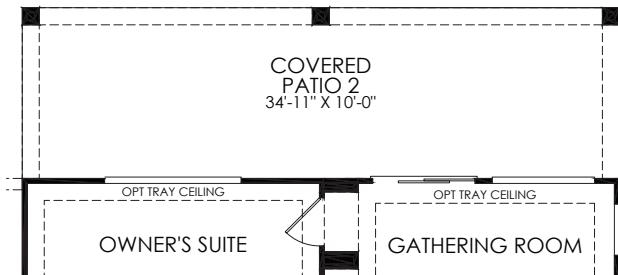
Sliding Glass Door



Center Sliding Glass Door



Extension at Rear of House



Covered Patio 2

Classic Series

EXPEDITION

Del Webb®
NORTH RANCH

1,770+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



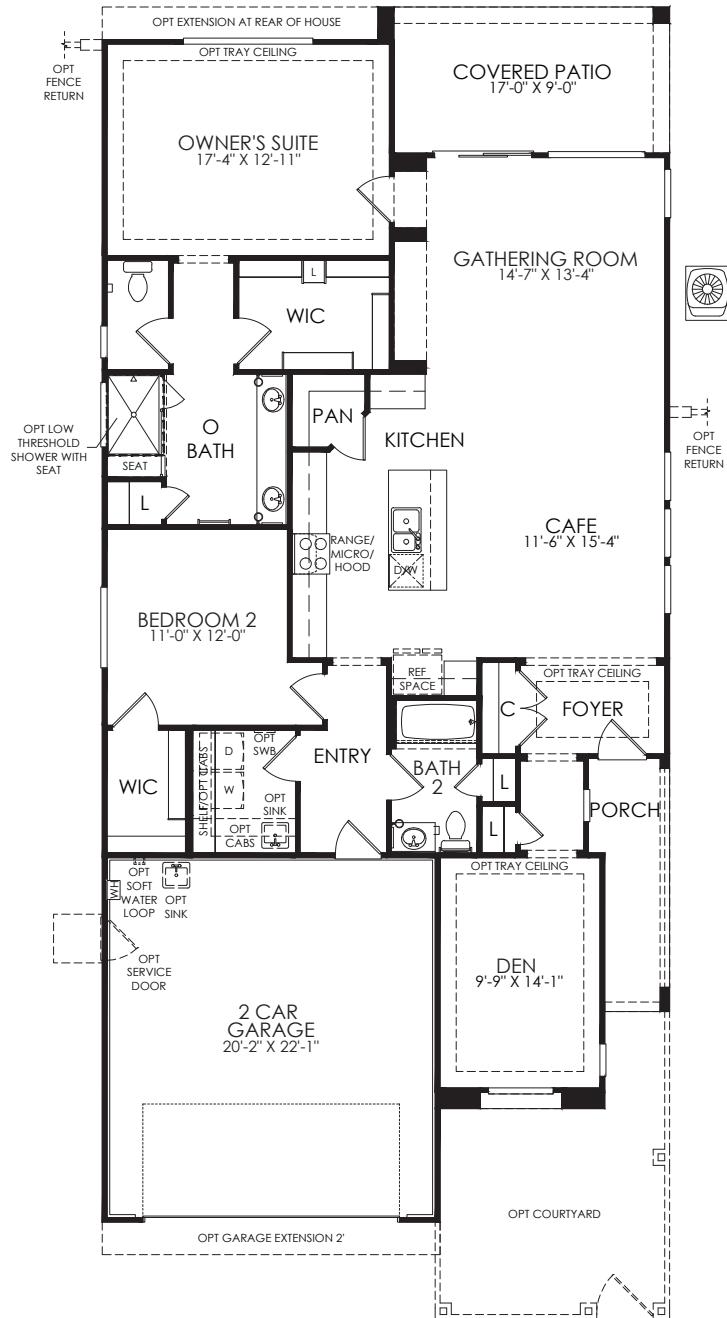
A



B



C
MODELED



Single Level

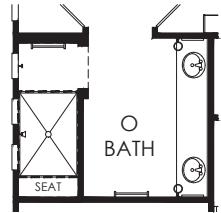


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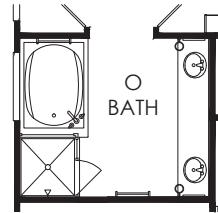
OPTIONS

EXPEDITION Classic Series

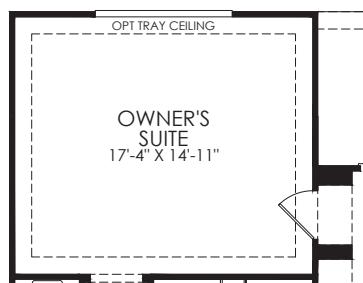
Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



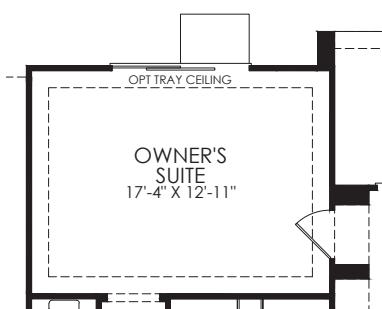
Owner's Bath
Framed or Glass Low Threshold
Walk-In Shower



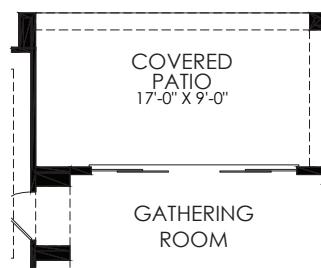
Owner's Bath
Separate Shower
and Tub



Extension at Rear of House



Sliding Glass Door



Center Sliding Glass Door

Retreat Series

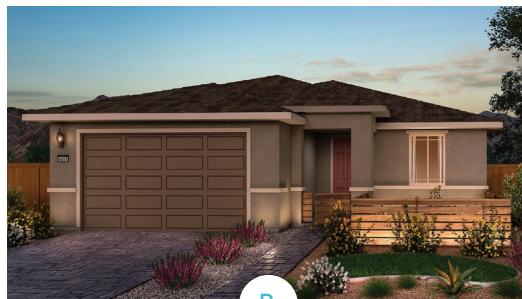
SANCTUARY

Del Webb®
NORTH RANCH

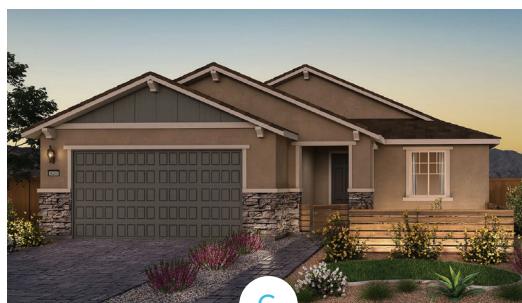
1,716+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



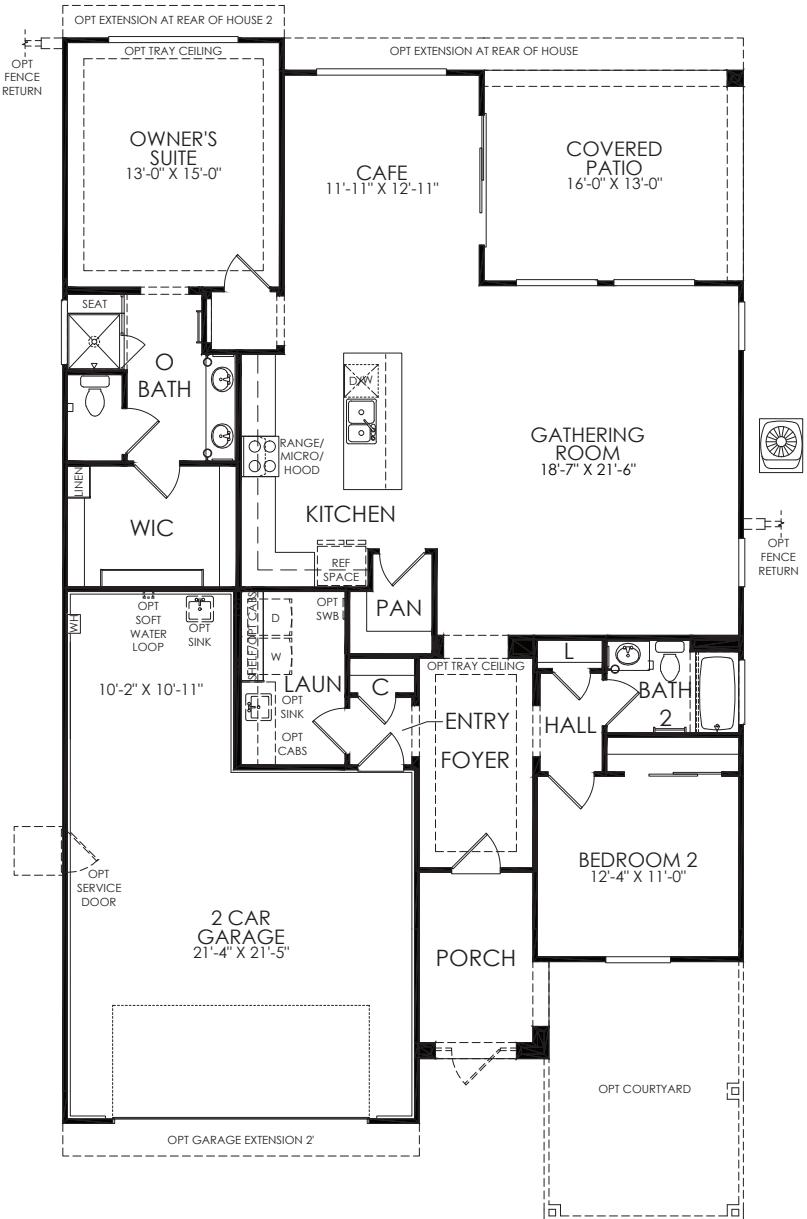
A
MODELED



B



C



Single Level

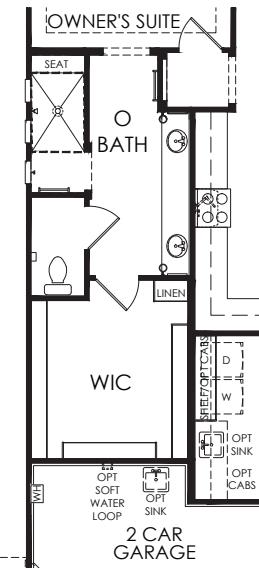


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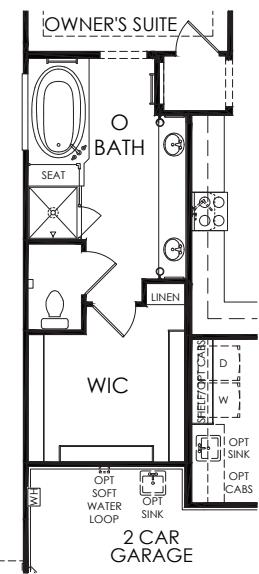
OPTIONS

SANCTUARY Retreat Series

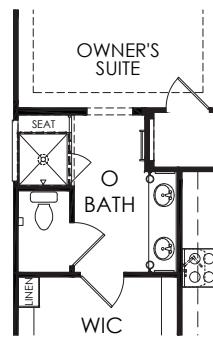
Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



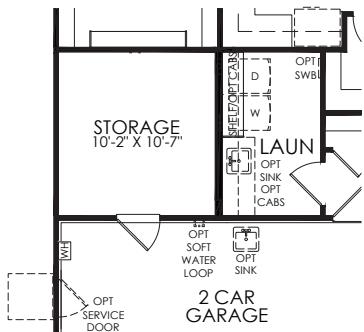
Owner's Bath Framed or Glass Low Threshold Walk-In Shower
Not available with Storage or Den



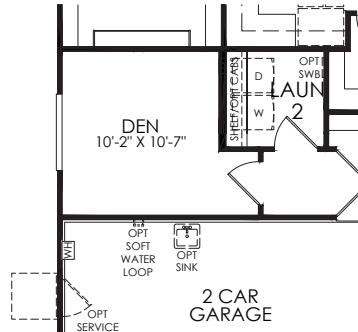
Owner's Bath Separate Shower and Tub
Not available with Storage or Den



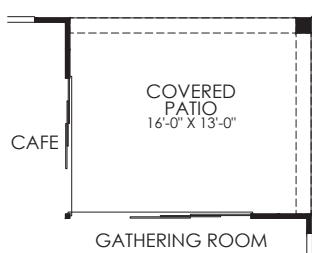
Owner's Bath Low Threshold Shower with Seat



Storage
Not available with Owner's Bath Options or Den Option



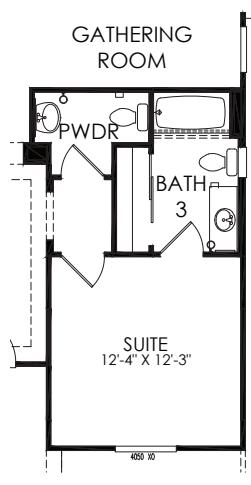
Den
Not available with Owner's Bath Options or Storage



Alternative Corner Sliding Glass Door
Not available with Center Sliding Glass Door



Wet Bar
Not available with A/V Built-In



Suite

Retreat Series

HAVEN

Del Webb®
NORTH RANCH

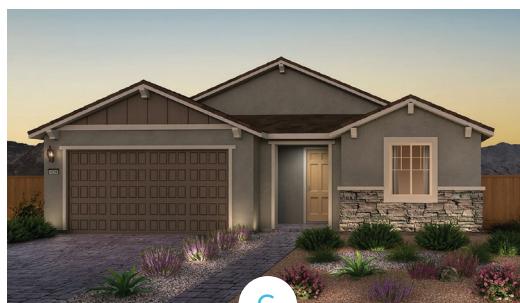
1,859+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



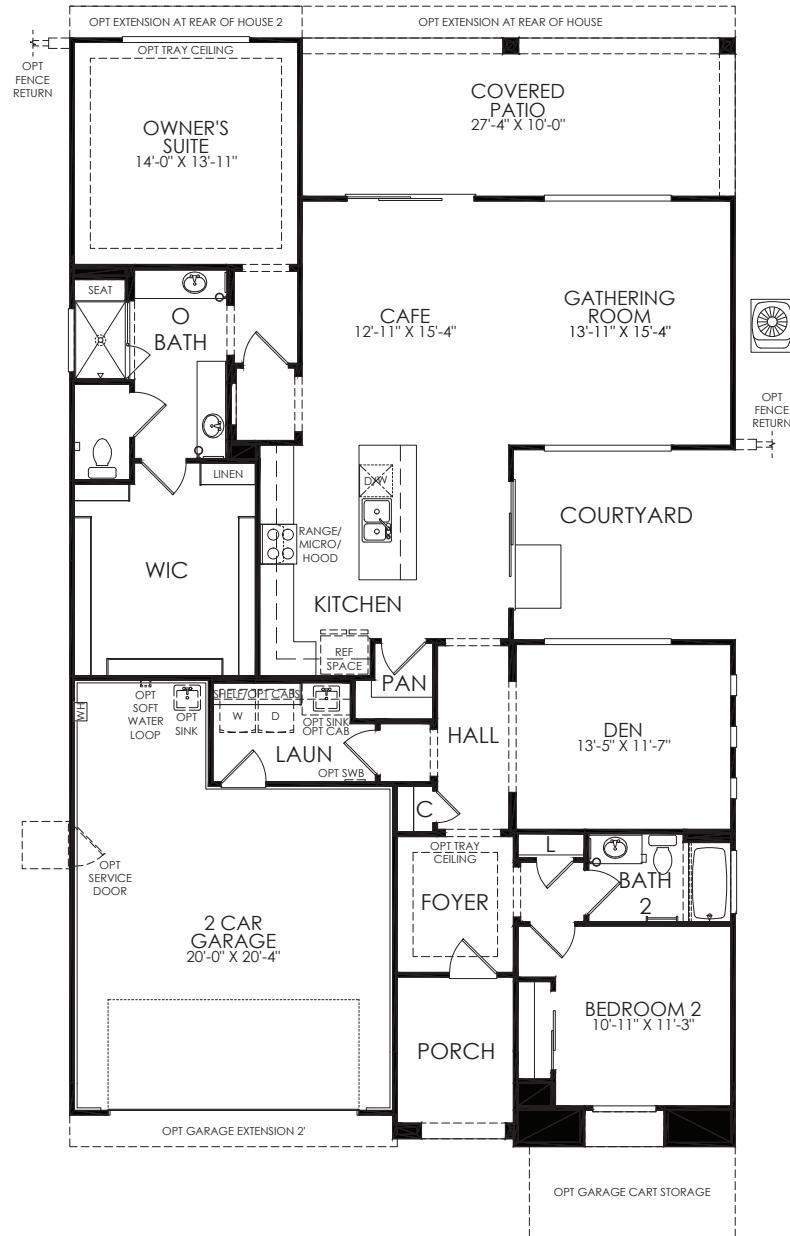
A



B



C
MODELED



Single Level

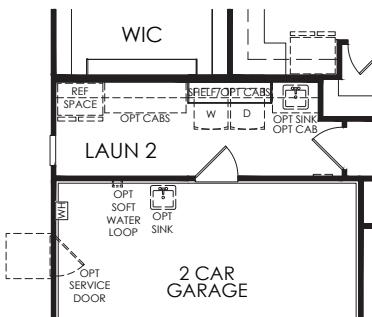


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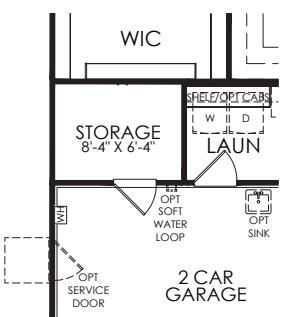
OPTIONS

HAVEN Retreat Series

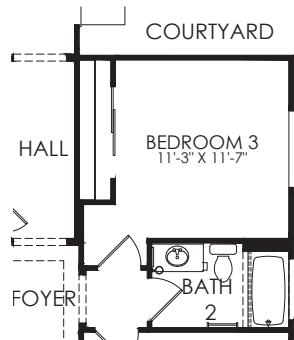
Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



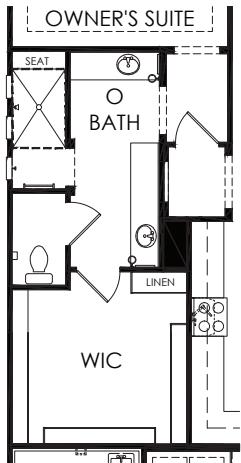
Laundry 2
Not available with Storage



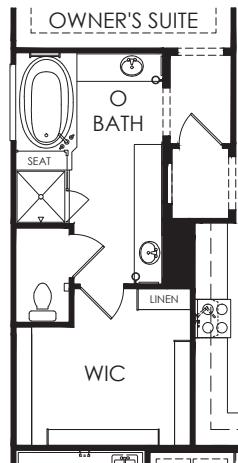
Storage
Not available with Laundry 2



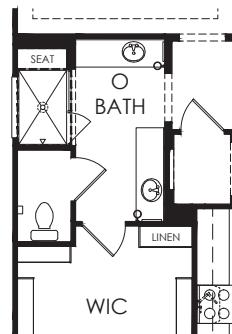
Bedroom 3



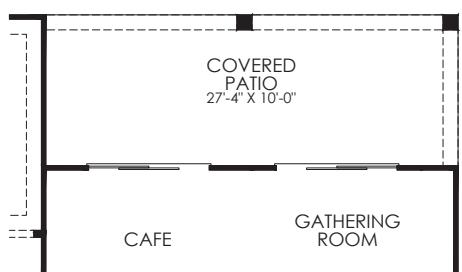
Owner's Bath
Framed or Glass Low Threshold
Walk-In Shower



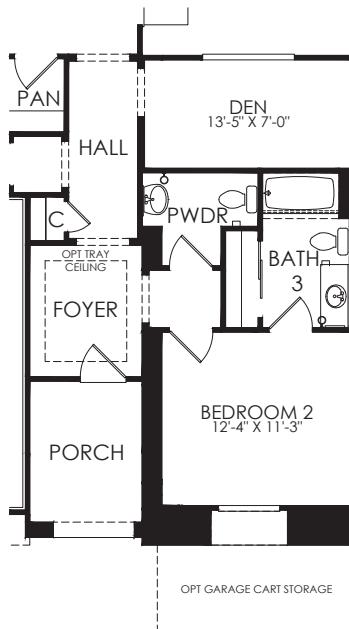
Owner's Bath
Separate Shower
and Tub



Owner's Bath
Low Threshold
Shower with Seat



Sliding Glass Door
Only available with Extension at Rear of House



Suite

Retreat Series

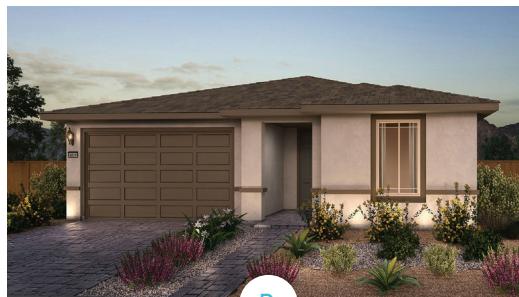
PRESERVE

Del Webb®
NORTH RANCH

2,015+ Sq Ft
2 Bedrooms, 2 Baths
2-Car Garage



A

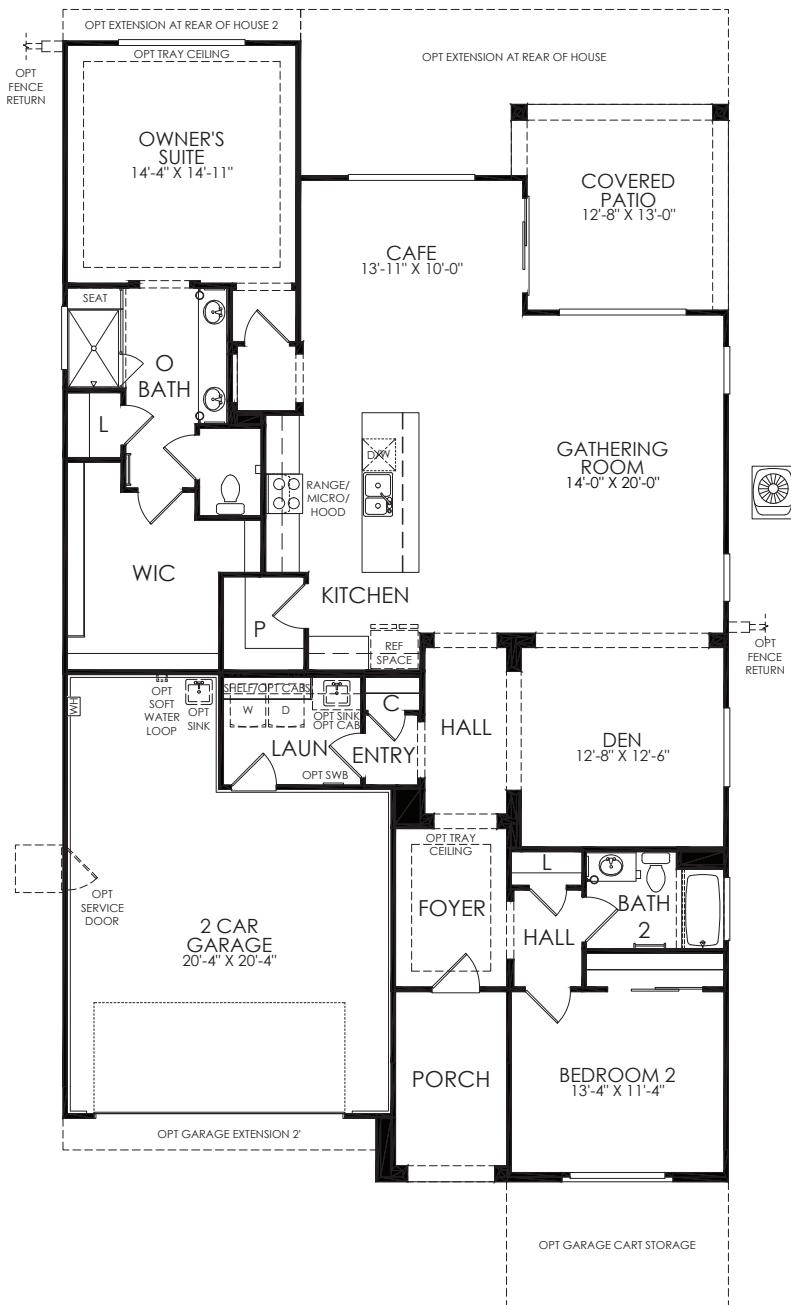


B

MODELED



C



Single Level

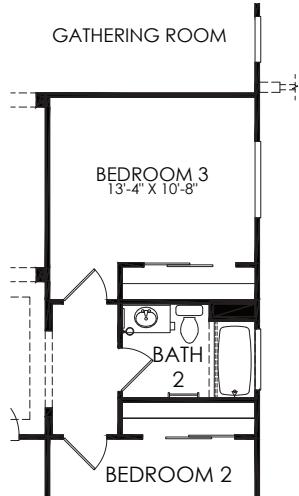


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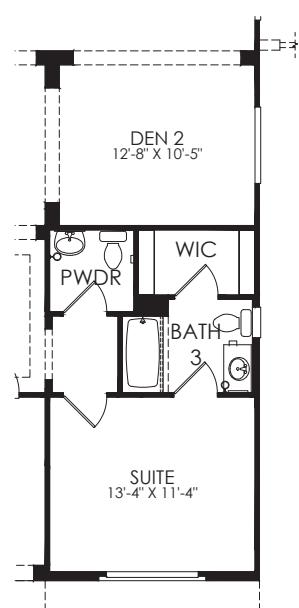
OPTIONS

PRESERVE Retreat Series

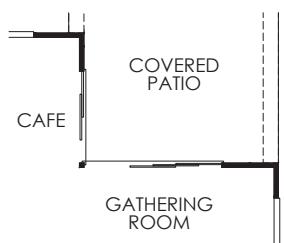
Your home, your way: Ask a Sales Consultant about the full range of personalization options available with this plan.



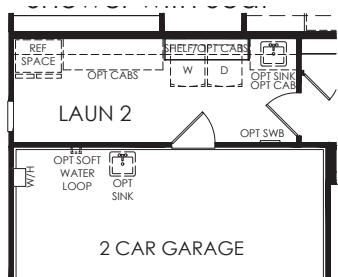
Bedroom 3



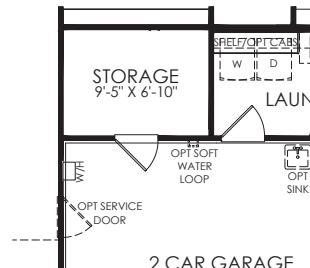
Suite



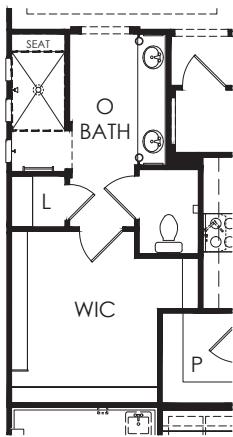
Alternative Corner Sliding Glass Door
Not available with Center Sliding Glass Door



Laundry 2
Not available with Storage



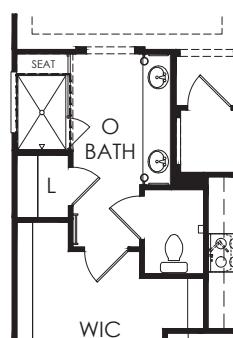
Storage
Not available with Laundry 2



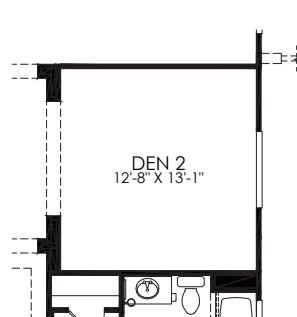
Owner's Bath
Framed or Glass Low Threshold
Walk-In Shower



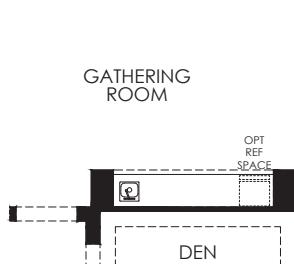
Owner's Bath
Separate Shower
and Tub



Owner's Bath
Low Threshold
Shower with Seat



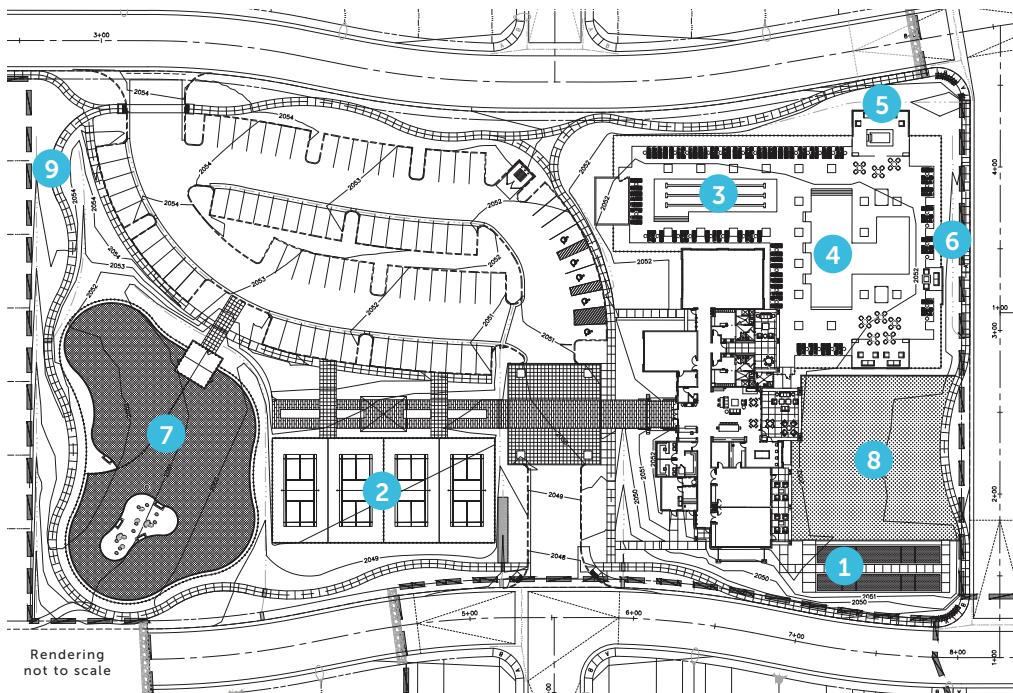
Den 2



Wet Bar
Not available with
AV Built-In Options

CLUBHOUSE

A Beautiful, Contemporary Complex, Featuring Resort-Style Amenities, World Class Programs



- 1 Bocce Ball Courts
- 2 Pickle Ball Courts
- 3 Lap Pool
- 4 Swimming Pool
- 5 Spa
- 6 Outdoor Fire Feature
- 7 Dog Park
- 8 Event Lawn
- 9 Walking Path

PRELIMINARY

Del Webb North Ranch residents will experience a whole new way to relax, rejuvenate, and engage, with the exclusive Clubhouse complex, complete with resort and lap pools, spa, pickleball and bocce courts, a fitness facility, billiards, and aerobics rooms, and multi-purpose spaces designed to host the many activities and social clubs offered. What better way to find new friends who share your interests and hobbies?

Del Webb communities let homeowners live the life they've always wanted, at their own pace. Within the Clubhouse grounds, residents will enjoy meandering walking trails, an event lawn, and an outdoor firepit.



Amenity renderings are conceptual in nature and for illustrative purposes only and are not intended to be an actual representation of the final amenities planned for this community. Del Webb reserves the right to change and modify these plans without notice. This rendering is not drawn to scale. Design, included features, and final construction of all amenities are subject to change at any time without notice, and none of the amenities shown or described are required to be constructed. The rendering should not be relied upon in making a decision to purchase a homesite. Community Association are required. Programs listed are possible and may or may not be offered at this community. At Del Webb communities, at least one resident must be 55 years of age or older, no one under 19 (18 in certain communities) in permanent residence, and additional restrictions apply. Some residents may be younger than 55. Additional conditions, limitations, and restrictions apply; see a sales consultant for details. Pulte Home Company, LLC is a licensed Nevada real estate broker (lic. # B.0144746) 7255 S Tenaya Way, Suite 200, Las Vegas, NV 89113 (702) 914-4800, NMLS Entity Identifier #1007381-240. Del Webb® is a registered trademark of PulteGroup, Inc. and/or its affiliates. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. © 2020 PulteGroup, Inc., and/or its affiliates. All rights reserved. 2/3/2020

What's a day like at Del Webb? Whatever you want it to be.



Every day in a Del Webb community presents opportunities to find fulfillment.

At Del Webb North Ranch, clubs, groups, and classes will provide the ideal environment for engaged learning, honing skills, and pursuing hobbies, with the added benefit of offering social, educational, and fitness engagement.

And think of the wonderful friendships you'll forge!

Live Inspired. Join a Club, start a Club. Popular Del Webb Clubs include:

SPORTS:

- Golf Club
- Motorcycle Riders Club
- Paddle Tennis Club
- Pickleball Club
- Road Bicycle Riders
- Softball Club
- Table Tennis Club
- Tennis Club

GAMES:

- Billiards Club
- Bocce Club
- Bridge Club
- Bunco Club
- Canasta Club
- Games Plus Club
- Kings and Queens Card Club
- Mah Jongg Club
- Mexican Train Dominoes Club
- Pan Club

HOBBIES/CRAFTS:

- Camera Club
- Ceramics Club
- Cooking & Recipe Club
- Computer Club
- Stamps Club
- Stitching Club

SOCIAL/DISCUSSION:

- Political Discussion Club
- Desert Life Club
- Discussion Forum Club
- Fireside Chat Club
- Pet Club
- Rainbow Friends Club
- Readers' Ink Club
- Retirement Club
- RV Club
- Solos Club
- Travel Club
- Understanding Social Media Club
- Veterans Club
- Wine Club
- Wine & Paint Club

CREATIVE & PERFORMING ARTS:

- Community Singers Club
- Concerts 4 U Club
- Creative Arts Club
- Happy Tappers Club
- Line Dancing Club
- Karaoke Club
- Opera Club
- Performing Arts Club
- That's Entertainment Club
- Ukulele Strummers Club
- Writer's Club

BODY & FITNESS:

- Aqua (Arthritis) Class
- Aqua Fitness Class
- Balance the Brain Class
- Basketball
- Cardio Class
- Challenge Step Class
- Core Conditioning Class
- Hatha, Integral & Power Yoga Classes
- Interval Step Class
- Marathon Training
- Mat & Reformer Pilates Classes
- Shuffleboard
- Stretch Class
- Thera-Band Exercise Class
- Total Body on Ball Class
- Total Body Strengthening Class
- Volleyball
- Wii Bowling
- Zumba Classes

Del Webb[®]

NORTH RANCH

Resident Interest Groups and Clubs are determined by residents.

FREQUENTLY ASKED QUESTIONS

WHAT IS DEL WEBB NORTH RANCH AND WHO IS THE DEVELOPER?

Del Webb North Ranch is an active adult community for people ages 55 and older and is being developed by Del Webb.

HOW DO YOU LEGALLY RESTRICT THE AGE OF A COMMUNITY?

The Housing for Older Person Act of 1995 (HOPA) derived from the Fair Housing Act.

WILL THE COMMUNITY BE GATED?

Yes, Del Webb at North Ranch will be a gated community.

HOW MANY HOMES ARE PLANNED FOR DEL WEBB NORTH RANCH?

Currently, the community is planned for approximately 394 homesites. The number of homesites planned per series are as follows:

Cottage Series: Approximately 132 Homesites

Classic Series: Approximately 132 Homesites

Retreat Series: Approximately 130 Homesites

WHAT WILL MY HOMEOWNERS' ASSOCIATION FEES BE PER MONTH?

The initial HOA assessments for Del Webb North Ranch will be approximately _____ per month. It will be billed quarterly. These fees will include use and maintenance of the clubhouse, the gate with virtual concierge and roving security.

CAN I PURCHASE A HOME FOR MY MOTHER OR FATHER?

Yes, if one person residing in the home is 55 years of age or older.

CAN ADULT CHILDREN LIVE WITH YOU?

To comply with Del Webb's rules and regulations, at least one resident must be 55 or older. Children aged 19 and older are permitted to be permanent residents in the community, so long as one resident meets the community's age requirement. Guests aged 18 and younger are welcome to visit or stay with residents for up to three months per calendar year.

PRELIMINARY



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WHAT IS THE SIZE OF THE DEL WEBB NORTH RANCH SITE?

Total area of the site is approximately 80 acres.

WHAT ARE THE PET RESTRICTIONS?

We welcome ALL members of your family to Del Webb North Ranch. The community itself will comply with the rules and regulations of the city of North Las Vegas but will not enforce additional restrictions. Please, visit the city website at www.CityOfNorthLasVegas.com for more detailed information.

WILL EACH RESIDENCE HAVE ITS OWN MAILBOX, OR WILL THEY BE GROUPED?

Del Webb North Ranch will feature group mailbox banks. Each cluster of mailboxes will include approximately 16 units, each secured by its own lock and key, this will be dictated by USPS.

WHAT OUTDOOR RESPONSIBILITIES FALL TO THE HOMEOWNER?

Del Webb homeowners will be responsible for the exterior materials and the landscaping around the perimeter of their home. Included with your purchase will be our base front yard landscape plan. Further enhanced front yard landscape packages are available for an additional cost. If you enjoy tending to a garden yourself, or would like to install raised garden beds, you are able to do so in the rear yard only.

WILL THE DETAILED RULES AND REGULATIONS FOR THE COMMUNITY BE AVAILABLE FOR REVIEW PRIOR TO SIGNING A PURCHASE AGREEMENT?

Absolutely. Our sales consultants will have a draft accessible at the time of your pricing appointment.

FREQUENTLY ASKED QUESTIONS

CLUBHOUSE AMENITY CENTER AND AMENITIES

WHAT IS INCLUDED IN THE COMMUNITY AMENITIES?

The Clubhouse Amenity Center will serve as the hub for community activity. At approximately 10,000 square feet, the amenity center will be the perfect place to spend time whether you want to be social or are looking for a peaceful moment to yourself.

- Resort and Lap Pools + Spa
- Community Event Lawn + Outdoor Fire Pit
- Pickleball Courts
- Bocce Ball Courts
- Locker Room with Showers
- Fitness Facility
- Fitness-on-Demand Room (Aerobics, Classes, etc.)
- Great Room
- Billiards Room
- Social Rooms
- Walking Trails
- Resident Interest Groups and Clubs
- Dog Park

WILL DEL WEBB NORTH RANCH HAVE TRAILS?

Our community will feature meandering walking trails that will provide interconnectivity to the community amenities.

WHEN WILL THE CLUBHOUSE AMENITY CENTER BE COMPLETED?

The anticipated Grand Opening of the Clubhouse Amenity Center is slated for October 16, 2021.

IS THERE RESTRICTIVE POLICY FOR GRANDCHILDREN USING COMMUNITY FACILITIES?

Visitors are always welcome to make use of the community facilities. However, guests that are aged 18 and younger will always need to be accompanied by a Del Webb North Ranch resident when utilizing the amenities. Our pools have designated time period for children and grandchildren to swim (18 and younger). These policies are enforced to ensure that we are providing the age-restricted lifestyle that residents depend on Del Webb to deliver.

IS THERE A GOLF COURSE IN DEL WEBB NORTH RANCH?

No. However, Del Webb North Ranch is only five miles from the popular 18-hole championship Aliante Golf Club, and 12 miles from the Las Vegas Golf Club.

DO YOU HAVE PLANS TO ADD AMENITIES?

Our current set of amenities were designed to support the nearly 394 homesites that are currently planned for Del Webb at North Ranch. If in the future, there is an opportunity to grow the community beyond that, additional amenities will be installed to account for the larger population.

PRELIMINARY



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FREQUENTLY ASKED QUESTIONS

ABOUT THE AREA

Del Webb North Ranch offers scenic beauty and seclusion yet is close to everyday conveniences. Residents enjoy comfortable year-round temperatures. The US-95, Interstate 15 and 215 Beltway provide convenient access to anywhere in the valley.

- 17 miles from McCarran International Airport
- 15 miles from world-class Las Vegas strip dining, shopping and entertainment
- 10 miles from the 45,555 sq. ft. Centennial Hills library, LEED certified gold.
- Less than 10 miles from the Clark County Shooting Complex, the largest shooting facility in the United States.

The area's wealth of recreational opportunities is well-suited to the active adult lifestyles of our residents.

- 5 miles from Craig Ranch Regional Park with approximately 170 acres, featuring a 65,000 square-foot skate park; four civic plazas; three dog parks; two lighted competition baseball fields; tennis, volleyball and basketball courts; community gardens, eight reservable ramadas; and expansive open spaces for citizens to enjoy.
- 14 miles from Floyd Lamb Park, a 680-acre park with wildlife, lush vegetation, lakes and views of the Sheep and Spring Mountain Ranges.
- 34 miles from Lake Mead
- Nearby grocery stores include Albertson's, Smith's Food and Drug, Smart & Final, Sprouts Farmers Market, Natural Grocers, Little Divisoria Asian Grocery, Goldberg & Solovy Foods Inc., Walmart Neighborhood Market, and Green Valley Grocery.
- Walgreens, CVS, Smith's Food and Drug, and Walmart pharmacies are all within a few block radius of Del Webb North Ranch.

WHERE ARE THE CLOSEST MEDICAL FACILITIES?

Quality medical care is important to homeowners at all life stages, and a convenience that North Ranch homeowners enjoy. Nearby medical facilities include:

- Centennial Hills Hospital/Medical Center – 12 miles
- VA Southern Nevada Hospital – 2 miles
- Kindred Hospital – 14 miles

PRELIMINARY



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FREQUENTLY ASKED QUESTIONS

THE HOMEBUYING PROCESS

AT THE TIME OF SIGNING A PURCHASE AGREEMENT, HOW MUCH MONEY WILL I NEED TO PUT DOWN TO SECURE MY NEW HOME?

Earnest deposits vary per collection but you can expect to put down approximately \$7,500-\$15,000 to initially secure your homesite.

DO I NEED A CONSTRUCTION LOAN TO HELP FINANCE THE BUILDING OF MY HOME?

Before you close, Del Webb will fund the construction of your home. Beyond the deposit, homeowners will finance through a traditional mortgage or will pay cash.

CAN YOU EXPLAIN WHAT A HOMESITE PREMIUM IS? IS THE COST OF THE LAND INCLUDED IN THE BASE PRICE

Every homesite is individual and unique and Del Webb sets homesite premiums according to various conditions; orientation, elevation of the home site, location on the street, proximity to the amenities, size of the homesite. Nearly every homesite will have some sort of premium for the land, you can expect the premiums to begin at approximately \$3,000.

WHEN WILL THE FIRST HOMEOWNERS MOVE-IN TO THEIR NEW HOMES?

We are excited to welcome our first homeowners to their new community in 2020 (planned).

WHAT CAN WE EXPECT THE TAX RATE TO BE?

It is anticipated that the effective property tax will be approximately 1% of the assessed value.

PLANNING YOUR NEXT HOME

ALL I NEED HOMEOWNER'S INSURANCE?

If you are planning to take out a mortgage to help finance your home purchase, homeowner's insurance will be required. Even if you can forego a mortgage for your new home, homeowner's insurance is highly recommended, though optional.

WILL HOMES WITH 3 CAR GARAGES OR CART STORAGE BE AVAILABLE??

While we do not offer a full 3-car garage, many floorplans have a 2' garage extension available as an option. Some floorplans in Collection 3 will include a 2-car garage plus additional space on one of the garage stalls. Other plans also offer optional garage cart storage spaces.

CAN ADA MODIFICATIONS BE MADE TO THE FLOOR PLANS?

Absolutely. Please speak with your Sales Consultant about specific needs.

CAN WE TOUR THESE FLOOR PLANS ANYWHERE ELSE IN LAS VEGAS PRIOR TO DEL WEBB NORTH RANCH OPENING?

While a majority of our floor plans are currently exclusive to Del Webb North Ranch, some of our homes are modeled and being sold in other communities throughout Southern Nevada. Please speak with your Sales Consultant for details.

PRELIMINARY



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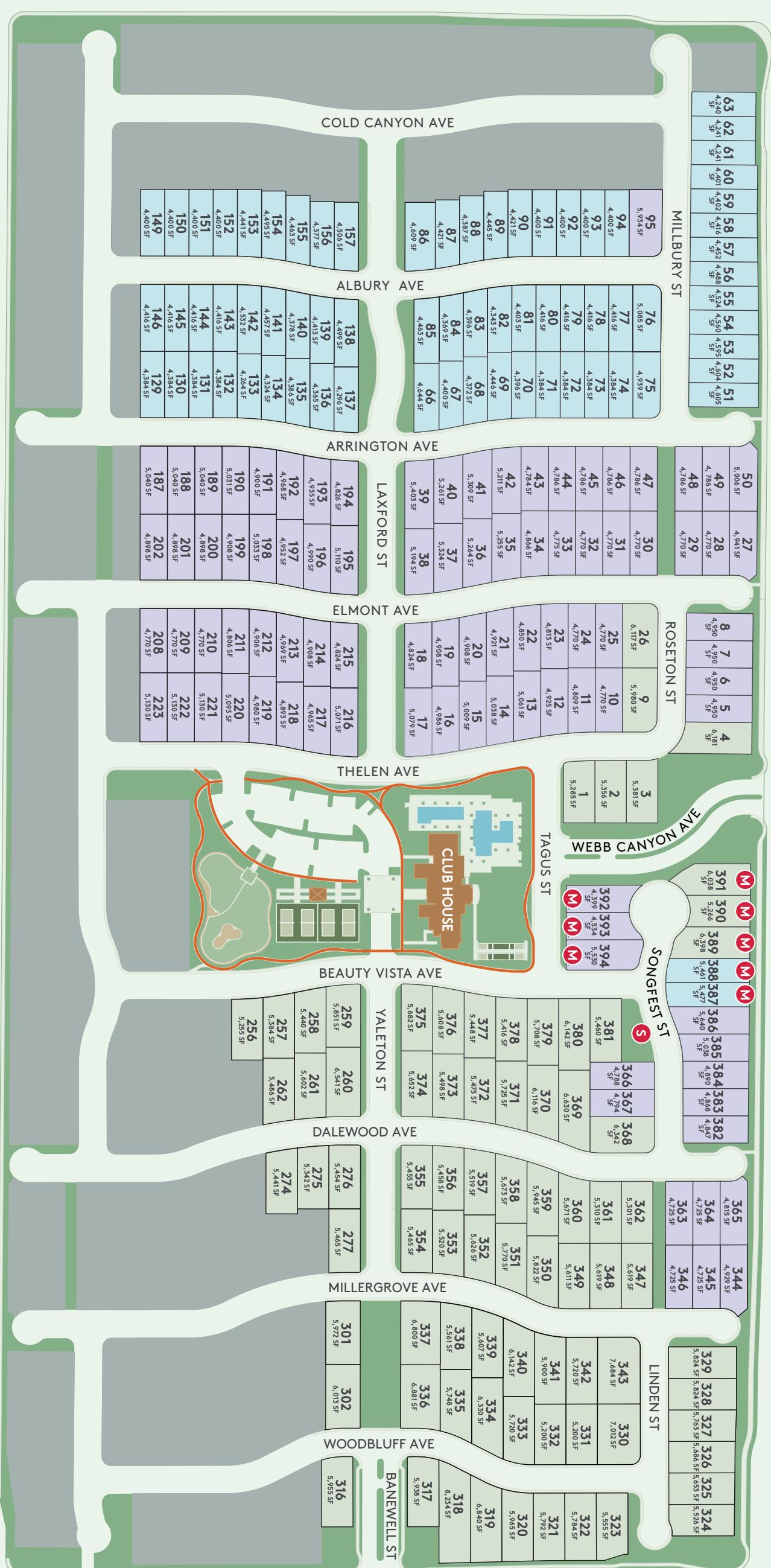
Del Webb®

NORTH RANCH

PHASE 1 AND 2 SITE PLAN

NORTH

Map not to scale



DISCOVER DEL WEBB IN SOUTHERN NEVADA

Del Webb®

Del Webb Nevada's three, 55+ communities are just an easy drive apart!

Find your new home in one of three Del Webb retirement communities in southern Nevada. All feature a wide range of outdoor activities, beautiful scenery, and resort-style amenities, in a welcoming atmosphere. Whichever location you choose, you'll love your new Del Webb home!

For driving directions and hours, visit DelWebb.com/Nevada.

**13 Models
Open Daily!**



15

MESQUITE

**8 Models
Open Daily!**



93

15

NORTH
LAS VEGAS

95

LAS
VEGAS

515

**8 Models
Open Daily!**



11 93

DW North Ranch to DW Mesquite: **76 miles**
DW North Ranch to DW Lake Las Vegas: **30 miles**

Lake Mead
National Recreation
Area



NORTH

Map not to scale



The site plan shown is conceptual in nature and for illustrative purposes only to show general features and the layout of the community, and should not be relied upon in making a decision to purchase a homesite. Homesites that may be shown are subject to prior sale or withdrawal from market. Any improvements shown may not have been constructed and Del Webb makes no representation or warranty that the improvements will be constructed. The past, present, future or proposed roads, easements, land uses, plat maps, lot sizes or layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or whether outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate, and are subject to change. See the recorded plat, utility plans and construction plans on file in the sales office for lot dimensions, restrictions, easements and other important information regarding these lots and this community. This site plan is not drawn to scale. At Del Webb communities, at least one resident must be 55 years of age or older, no one under 19 (18 in certain communities) in permanent residence, and additional restrictions apply. Some residents may be younger than 55. Additional conditions, limitations, and restrictions apply, see a sales consultant for details. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Pulte Home Company, LLC is a licensed Nevada real estate broker (lic. # B.0144746) 7255 S Tenaya Way, Suite 200, Las Vegas, NV 89113 (702) 914-4800, NMLS Entity Identifier #1007381-240. Del Webb is a registered trademark of PulteGroup, Inc. and/or its affiliates. ©2020 PulteGroup, Inc. and/or its affiliates. All rights reserved. 12/16/2020