

VITA BELLA

LAKE LAS VEGAS

Frequently Asked Questions

How many homes are in the community?

There are 24 town homes to be built within the community for a total of 79. We have two bedroom and three bedroom plans to choose from and all include 2.5 bathrooms.

Is there a Homeowners Association (HOA) and what are dues?

Yes, the Lake Las Vegas Master Association dues are \$375 per quarter and the Vita Bella Association dues are \$263 per month. HOA dues include water, sewer, garbage, recycling, landscape maintenance, common area amenities repair/maintenance and use, HOA management, insurance, pest control, exterior painting, roof maintenance/repair, and capital reserves.

How many parking spaces are included with each home and what about guest parking?

Each home has its own private two-car garage. There is limited guest parking in the community.

Will the homes have a warranty?

Yes, the seller pays for a Home Buyer's 2-10 Warranty at the close of escrow. The warranty includes one year for workmanship and materials, two years for systems (electrical, plumbing, HVAC) and 10 year structural. The builder takes care of covered items during year one and the third party warranty company takes care of covered items during years 2-10.

Do you offer a Broker co-op program?

Yes, we currently offer a Broker co-op fee. Please note that all clients must be registered upon the prospective Buyer's first visit to participate. Broker co-op fees are 3% of the base sales prices.

Do I need a real estate agent to purchase a home at Vita Bella?

No, it is not a requirement to have a real estate agent to purchase a new home at Vita Bella. The good news is that our sales counselors are here to help you every step of the way throughout the home buying experience. We understand buying a new home is a significant purchase, and our team is here to help address your questions along the way, even after you move-in.

Which schools will children attend?

Elementary school is Josh Stevens, middle school is Brown Mahlon and the high school is Basic Academy. Please call the Clark County School District to verify information as boundaries and availability are subject to change without notice.

What is the deposit required to purchase a home at Vita Bella?

A \$5,000 earnest money deposit is required and payable to First American Title Company.

Do I need to be pre-approved with Edward Home's preferred lender?

Yes, all prospective buyers must be pre-approved with Pinnacle Lending Group and/or have provided proof of funds (cash purchase).

What kind of interior upgrades and/or options do I get to select for my new home?

When it comes to personalizing your new home, it will depend on the stage of the home(s) you are interested in. Options include white cabinets, granite kitchen counters, interior paint color, washer, dryer, refrigerators, carpet pad and engineered wood flooring in the bedrooms and stairs. Please ask your sales counselor for more details.

What are the most notable amenities within Lake Las Vegas?

Ownership at Vita Bella includes the one-time membership fee to Lake Las Vegas' Sports Club (\$10,000 value; monthly membership fees apply). The Sports Club includes a health/wellness center, tennis, pickle ball, family and lap pools, spa, steam room and social events. The Westin Resort and Reflection Bay Golf Course are adjacent to Vita Bella. Within Vita Bella, residents have access to a private community pool with cabanas and a fire pit overlooking Lake Las Vegas.

Is there shopping and dining nearby?

Within one half mile residents have access to Seasons Grocery, cafés, bistros, taverns, restaurants and more at MonteLago Village inside Lake Las Vegas. Vita Bella is within 30 minutes to The Strip and McCarran Airport and 20 minutes to Green Valley Ranch providing you access to more dining, shopping and entertainment.

Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the Developer, at its sole discretion, without notice.

