



PARAGON PARKSIDE

Frequently Asked Questions

How many homes are in the community?

There are 18 single family residences to be built within the community. We have 3- and 4-bedroom plans to choose from and all include 2.5 or 3 bathrooms.

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

Yes, the Paragon Parkside Neighborhood dues are \$45 per month, and the Southern Highlands Master Association fees are \$67 per month. HOA dues include common area landscape maintenance/water/electricity, street sweeping, HOA management, and capital reserves. See the HOA budget for details.

How many parking spaces are included with each home?

Each home has its own private 2-car attached garage and 2-car driveway.

Will the homes have a warranty?

Yes, Paragon Life Builders provides a warranty for workmanship and materials during the 1st year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1st and 2nd years of ownership. Additionally, Paragon Life Builders purchases a structural warranty through Professional Warranty Service Corporation (PWSC) at the close of escrow on behalf of the homeowner, which provide for structural coverage of qualified defects for years 3 through 10 of ownership.

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 2.5% of the base sales price.

Do I need a real estate agent to purchase a home at Paragon Parkside?

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

Which schools will children attend?

The elementary school is Charles and Phyllis Frias, the middle school is Tarkanian Junior High, and the high school is Desert Oasis. 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 Paragon Parkside?

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

Do I need to be pre-approved with Paragon Life's preferred lender?

Yes, all prospective buyers must be pre-approved with Citywide Mortgage or have provided proof of funds for cash purchases. There are incentives available from the builder and the lender if a buyer closes the loan with Citywide Mortgage. Ask your sales counselor for more details.

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 construction stage of the particular home(s) you are interested in. Options include cabinets, countertops, flooring, appliances and more. Please ask your sales counselor for more details.

What are the most notable amenities within Paragon Parkside and nearby?

Paragon Parkside is adjacent to the Somerset Hills Park and the Southern Highlands Paseo. The master plan community of Southern Highlands includes numerous parks, walking trails, shopping, dining, a private golf course (membership fees and dues apply), and more.

Is there shopping, dining and resources nearby?

Within less than one mile residents have access to Smith's, Ace Hardware, Fitness 19, Starbucks and more at Southern Highlands Marketplace. Within three miles is South Pointe Resort and Casino that includes upscale dining, shopping and entertainment. Within 10 miles is McCarran International Airport.

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.



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