



Frequently Asked Questions

How many homes are in the community?

There are four new residences to be built within the existing community of 35 townhomes. The 2,500 square-foot two-story plan offers 3 bedrooms, 3.5 bathrooms and an attached 2-car garage.

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 cabinet personalization, alternate countertop styles, flooring changes, appliance upgrades, a second refrigerator, and more. Please ask your sales counselor for more details.

What are the most notable amenities within Lakeview and nearby?

Lakeview at Villa Florence is nestled in the serene hills of Boulder City. The community enjoys amenities such as front yard landscape maintenance, a designated RV parking area, a community pool, and community open space and landscaped elements.

Your future home is just a quick trip to the historic small-town charm of downtown Boulder City, packed with restaurants, shops, art galleries and more. Also, nearby:

- Hemenway Park, Veterans Memorial Park, Wilbur Square Park and Bicentennial Park are less than five minutes away.
- Surrounded by hiking and bicycle-friendly roads and trails including Bootleg Canyon Mountain Bike Park.
- 13-minute drive to depression-era engineering marvel Hoover Dam offering scenic views of the Colorado River and Lake Mead.
- Approximately 7 minutes to magnificent Lake Mead National Recreation Area.
- Approximately 30 minutes to the Harry Reid International airport.
- Approximately 30 minutes to the Las Vegas Strip.

Is there shopping, dining and resources nearby?

Lakeview at Villa Florence is approximately five minutes from Historic Downtown Boulder City and 30 minutes from the Las Vegas Strip and McCarran International Airport. Galleria at Sunset and The District at Green Valley Ranch are approximately 20 minutes away.

Which schools will children attend?

The elementary school is Andrew Mitchell Elementary School, the middle school is Elton M. Garrett Junior High School, and the high school is Boulder City. Please call the Clark County School District to verify information as boundaries and availability are subject to change without notice.

Will the homes have a warranty?

Yes, Contour Homes 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, Contour Homes purchases a structural warranty at the close of escrow on behalf of the homeowner, which provides for structural coverage of qualified defects for years three through ten of ownership.

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

Yes, all prospective buyers need to provide a pre-approval letter from the builder's preferred lender, US Bank. There are incentives available if a buyer closes the loan with US Bank. For cash offers, proof of funds will be necessary. Ask your sales counselor for more details.

What is the deposit and costs required to purchase a home at Lakeview?

A \$10,000 earnest money deposit is required and payable to First American Title Company. Buyers are responsible for the following closing costs: all lender related costs, real estate transfer tax, ½ the escrow fee, owner's and lender's title policy costs, plus all HOA related fees.

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

Yes, the Villa Florence Homeowners Association dues are projected at approximately \$242 per month and may change over time. HOA dues provide for a community swimming pool, front yard maintenance, RV parking, common area landscape maintenance/water/electricity/pest control, HOA management, exterior property maintenance (roof, paint) and capital reserves.

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 contact with a Contour Homes representative to participate.

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

While we welcome working with real estate agents it is not a requirement to have a real estate agent to purchase a new home at Lakeview at Villa Florence. The good news is that our sales

counselor is here to help you every step of the way through 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.

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.

