



Frequently Asked Questions

How many homes are in the community?

There are 39 new modern townhomes to be built. The 1,539 square foot, two-story plan offers 4 bedrooms, 2.5 bathrooms and an attached 2-car garage. Every home includes a private backyard with a paver patio.

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, flooring changes, appliance upgrades, and more. Please ask your sales counselor for more details.

What are the most notable amenities within Dovetail at Decatur and nearby?

Located just minutes from major freeways, Ed Fountain Park, Las Vegas Municipal Golf Course, and popular, local shopping destinations, Dovetail offers the convenience of city access with the comfort of a close-knit neighborhood. The community is also rich in shared outdoor amenities designed to bring neighbors together — from a shaded gazebo and barbecue area to a picnic table perfect for casual gatherings. Plus, pet lovers will appreciate two dedicated bark parks for your furry family members, one for small dogs and one for larger breeds.

Are there shopping, dining and resources nearby?

Dovetail at Decatur is approximately five minutes from everyday retail and services, within five miles from Springs Preserve, Lorenzi Park, Meadows Mall, Downtown Las Vegas, the Arts District, Symphony Park, and the upcoming Hylo Park development. Within 10 miles is the Las Vegas Strip and Harry Reid International Airport.

Which schools will children attend?

The elementary school is Bertha Ronzone Elementary School, the middle school is Robert O. Gibson Middle High School, and the high school is Western High School. 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 lenders, US Bank and/or CMG Financial. There are incentives available if a buyer closes the loan with either of the preferred lenders. 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 Dovetail?

A \$5,000 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 dues for Vesper Townhomes Community Association are projected to be \$170 per month and may change over time. HOA dues provide front yard landscape maintenance, common area landscape maintenance, HOA management, exterior property maintenance (roof, paint) and capital reserves.

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.

