



ESCALA



Welcome to the intersection of timeless and modern. Sophisticated and sleek. Leisurely yet luxurious. At Escala, every detail exudes style and personality, and every space offers the kind of relaxation you'll only find in the comfort of your own home.

Modern world.

Escala is a collection of 1- and 2-story homes in Desert Prairie, Contemporary Spanish, Desert Contemporary, and Mid-Century Modern architectural styles.

Modern homes for modern life — this is the essence of Escala.





Intelligently designed
to complement your
lifestyle (and make
you swoon over every
living space).

Modern life.

HOME IS CHANGING. AND SO ARE WE.

Today creativity trumps formality.

And space exists to be personalized.

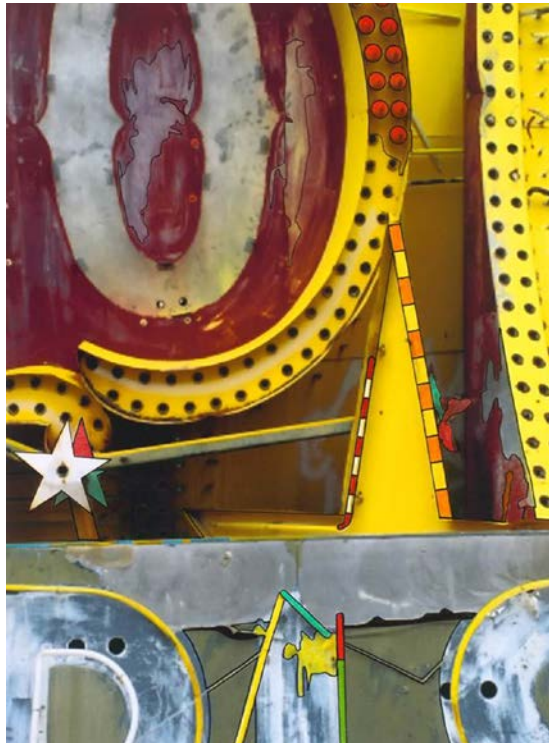
We see the marriage of modern sensibilities and aspirational design.

Indoors are out, and outdoors are in.

And the future designs of home building are exhilarating.

Today we start innovating the smart home trends people will be talking about tomorrow.

Go beyond.



JON JANNOTTA

Local style.

Jon's pieces display intense energy through bright colors, mixed shapes, and a medley of textures.

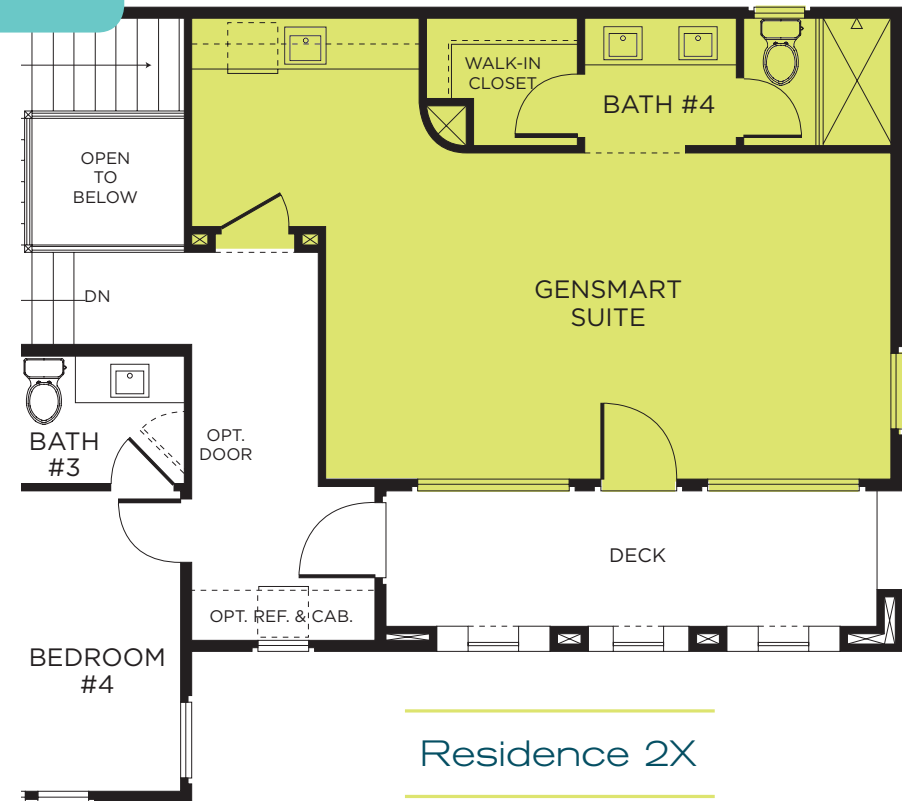
Pardee Homes is proud to celebrate talented artists and makers in the local community. To support their creativity, we feature their work at local offices and beyond.

This featured artwork is by **Jon Jannotta**, an architect and artist based here in Las Vegas. Jon's work felt like the perfect fit for Escala, as both share a distinct blend of architectural inspiration, bold colors and shapes, and mixed artistic mediums.

Your home.
Now available
with another
home inside.



GenSmart suite™
Room for your life.



With its own entrance, and spaces for living, sleeping and eating, our optional GenSmart Suites™ create exciting new opportunities to “house” family and friends for short visits and extended living arrangements.

GenSmart Suites™ (per plan):

Private bath with shower and vanity | Kitchenette with sink, Microwave and under-counter refrigerator
Walk-in closet | Pre-wired for cable TV



The pioneer in green building is still the leader.

Like all new homes built by Pardee Homes, Escala showcases the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money month after month, and contribute to your long-term peace of mind. Our LivingSmart® homes are designed with these four core components:



HEALTH
SMART



INCLUDED FEATURES

- Low-VOC attic insulation, enhancing energy-efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- Low-VOC interior paint in choice of 4 designer-selected colors

AVAILABLE FEATURES*

- Low-VOC upgraded interior paint packages
- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage



ENERGY
SMART



INCLUDED FEATURES

- Radiant barrier roof sheathing
- Energy-efficient 14-SEER Carrier Bryant air conditioner with Puron™
- Low-E spectrally selective glass windows which reduce heat and ultraviolet (UV) rays and provide optimal insulation
- Programmable thermostat that provides multiple time and temperature settings

AVAILABLE FEATURES*

- GE® ENERGY STAR® low-water, energy-saving, washing machines
- GE® ENERGY STAR® refrigerators
- Tankless water heater with circulation system and control for temperature adjustments
- LED recessed can lights



EARTH
SMART



INCLUDED FEATURES

- Plush, stain-resistant carpeting made from recycled materials in choice of designer-selected colors plus Green Labeled pad
- Engineered wood that resists warping, splitting, and shrinking, while preserving our forests
- Smooth-Star® entry door by Therma-Tru
- Convenient recycling center discreetly housed in kitchen cabinet

AVAILABLE FEATURES*

- Low-fiber flooring using material from quickly rejuvenating manager forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality



WATER
SMART



INCLUDED FEATURES

- Delta® water-efficient faucets, dramatically cutting water usage while maintaining desired water pressure
- GE® ENERGY STAR® dishwasher
- High performance toilets that use less water

AVAILABLE FEATURES*

- Reverse osmosis water system at kitchen sink
- On-demand water circulation system at tankless water heater

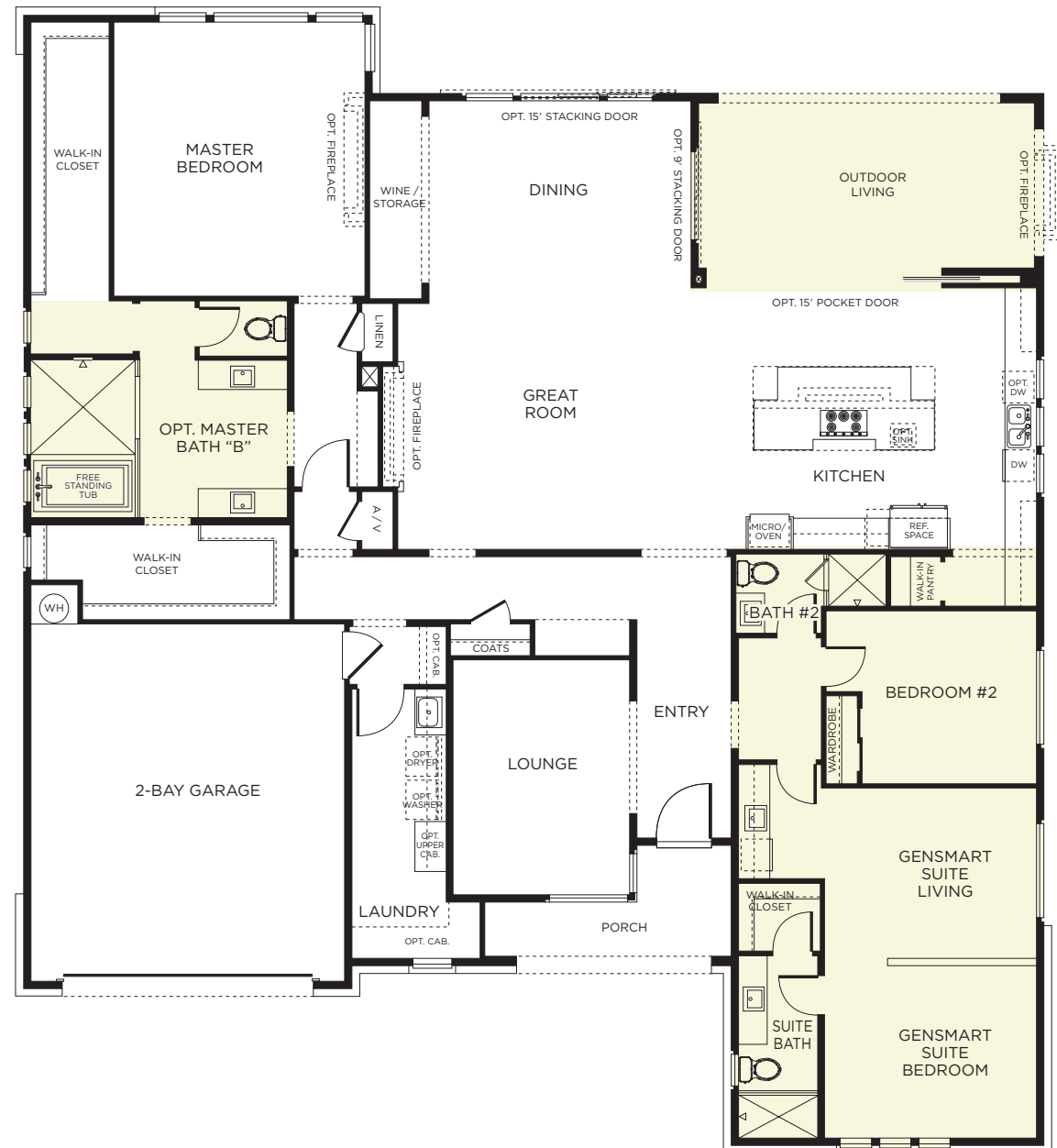
PRELIMINARY

Residence 1AR

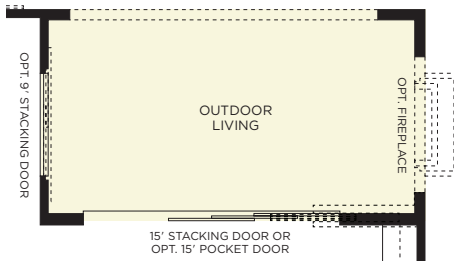
AS MODELED: 3,107 sq. ft., 3 Bedroom, 3 Bath, Great Room, Lounge, Dining Room & 2-Bay Garage

STANDARD: 2,898 sq. ft., 3 Bedroom, 2.5 Bath, Great Room, Lounge, Dining Room & 3-Bay Garage

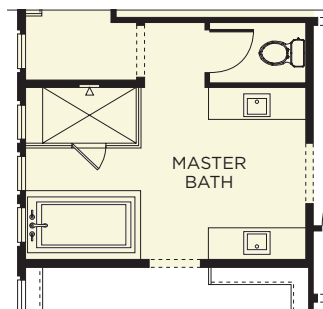
Other Options Shown: *Pocket Door at Outdoor Living, Stacking Door at Dining Room (both locations), Opt. Master Bath "A" and "B", GenSmart Suite™*



PRELIMINARY



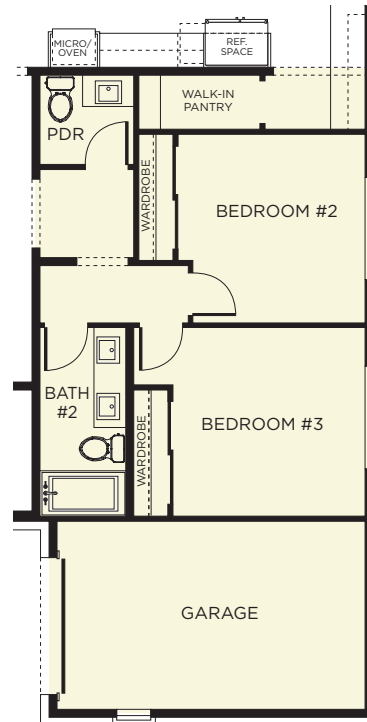
Standard 15' Stacking Door
in lieu of Opt. 15' Pocket Door
at Outdoor Living



Standard Master Bath



Opt. Master Bath "A"



Standard Bedroom 2
and Bedroom 3, Powder
and 1-Bay Garage in lieu
of GenSmart Suite



Residence 1AR | MODEL
Desert Prairie



Residence 1B
Contemporary Spanish



Residence 1C
Desert Contemporary



Residence 1D
Mid-Century Modern

PRELIMINARY

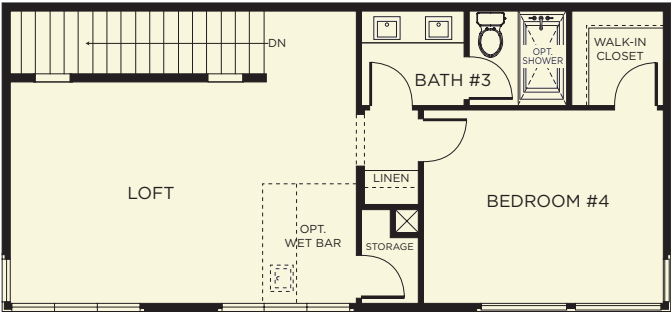
Residence 1XB

(NOT MODELED)

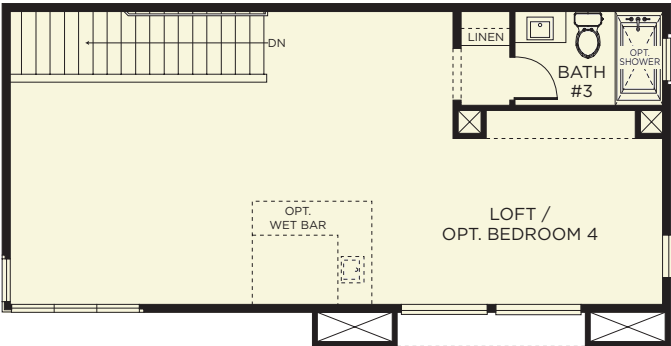
STANDARD: 3,538 sq. ft., 3 Bedroom, 3.5 Bath, Great Room, Dining Room, Lounge, Loft & 3-Bay Garage



FIRST FLOOR

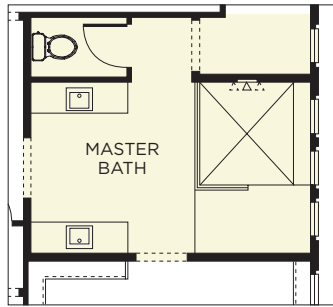


Opt. Loft with Bedroom 4
in lieu of Standard Loft



SECOND FLOOR

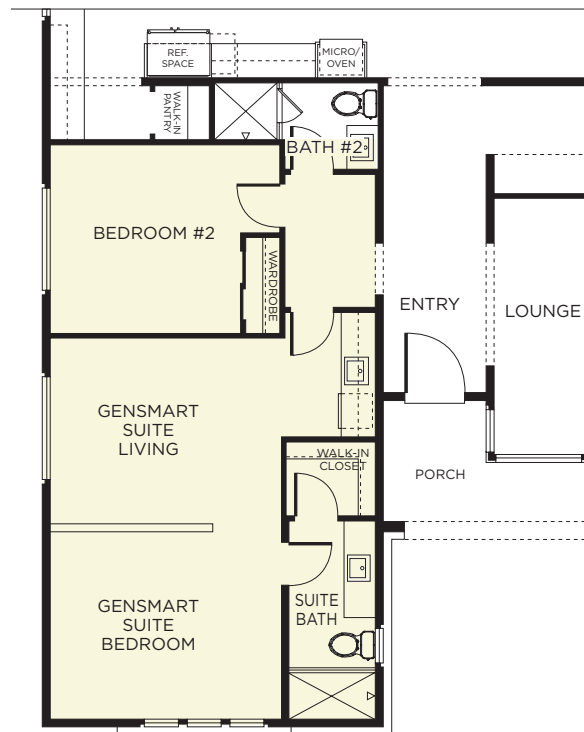
PRELIMINARY



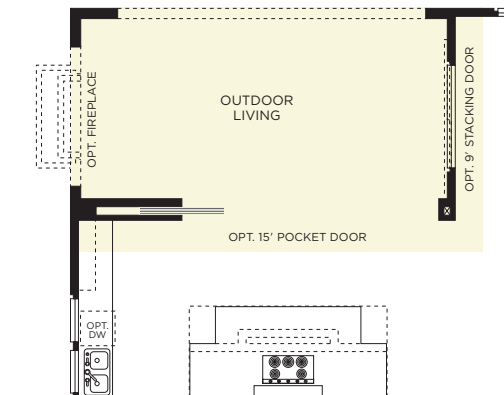
Opt. Master Bath "A"



Opt. Master Bath "B"



Opt. GenSmart Suite
in lieu of 1-Bay Garage
and Bedroom 3



Opt. 15' Pocket Door
at Outdoor Living



Residence 1XA
Desert Prairie



Residence 1XB
Contemporary Spanish



Residence 1XC
Desert Contemporary



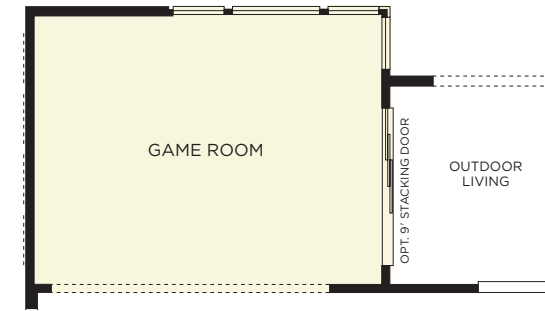
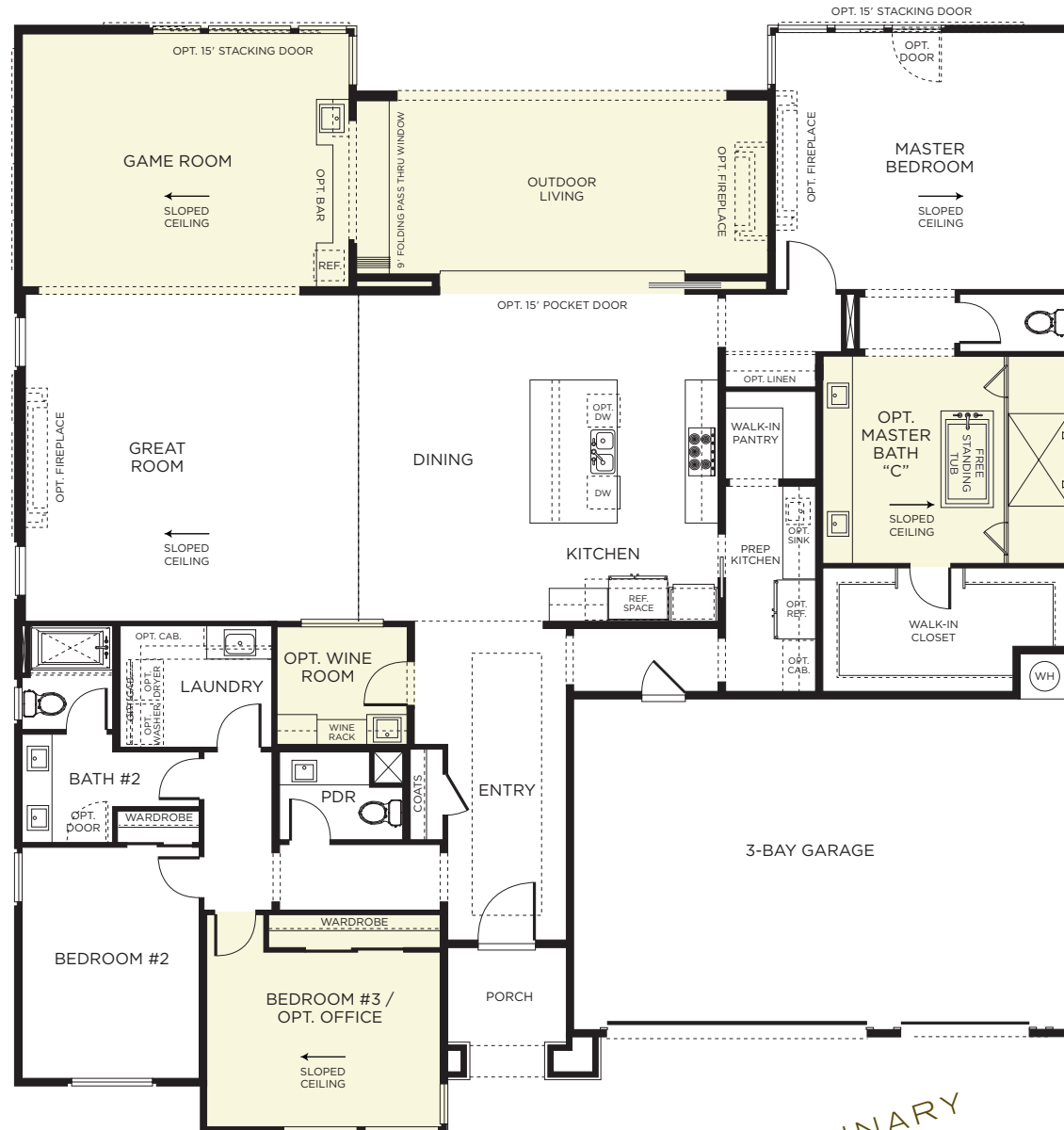
Residence 1XD
Mid-Century Modern

PRELIMINARY

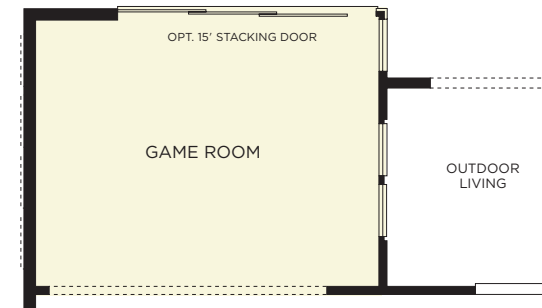
Residence 2D

STANDARD: 3,063 sq. ft., 3 Bedroom, 2.5 Bath, Dining Room, Great Room, Game Room & 3-Bay Garage

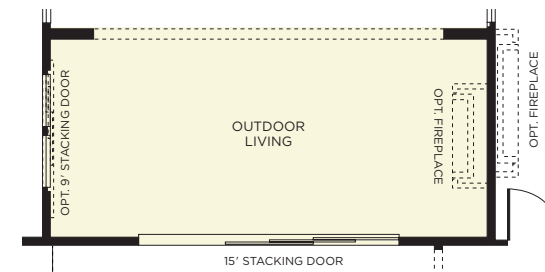
Other Options Shown: Wine Room, Double-Sided Bar at Game Room, Pocket Door at Outdoor Living, Opt. Master Bath "A", "B", and "C", Stacking Door at Game Room, Stacking Door at Master Bedroom



Opt. 9' Stacking Door at Game Room

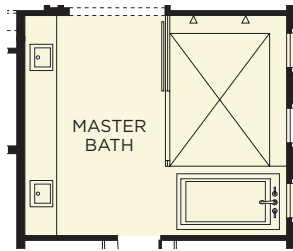


Opt. 15' Stacking Door at Game Room

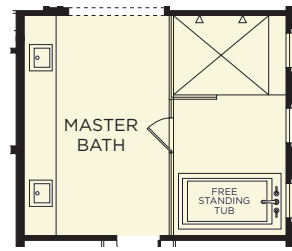


Standard 15' Stacking Door at Outdoor Living

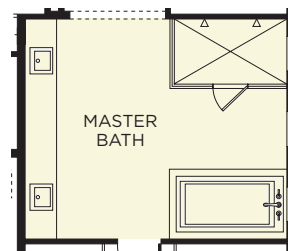
PRELIMINARY



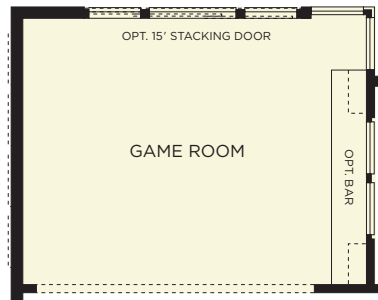
Opt. Master Bath "A"



Opt. Master Bath "B"



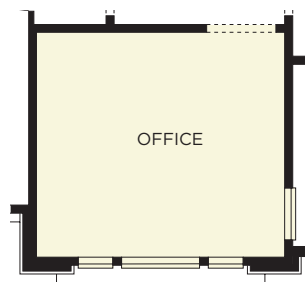
Standard Master Bath



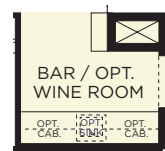
Opt. Bar at Game Room



Standard Game Room
in lieu of Opt. Bar and
Opt. Double-Sided Bar



Opt. Office
in lieu of Bedroom 3



Standard Bar in lieu
of Opt. Wine Room

PRELIMINARY



Residence 2A
Desert Prairie



Residence 2B
Contemporary Spanish



Residence 2C
Desert Contemporary



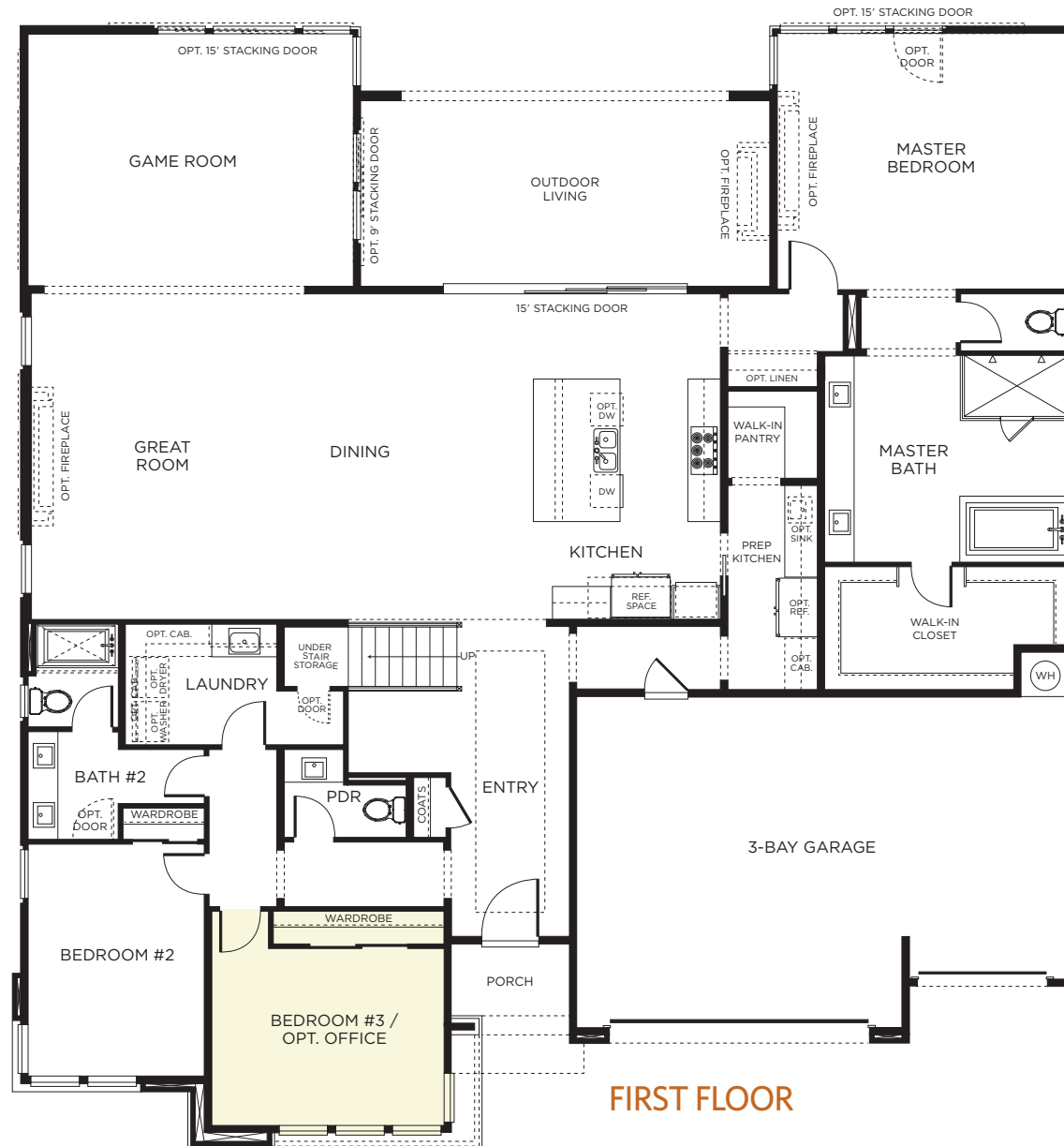
Residence 2D | MODEL
Mid-Century Modern

Residence 2XC

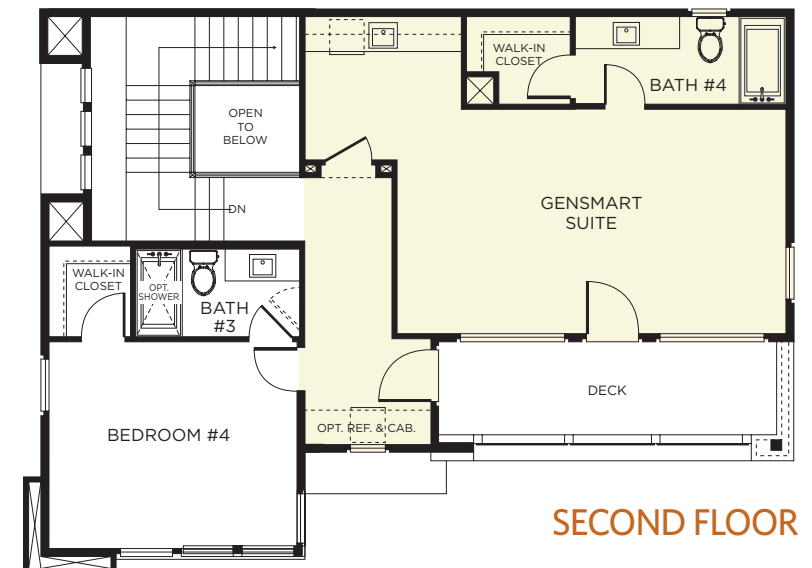
AS MODELED: 4 Bedroom, 4.5 Bath, Great Room, Game Room, Lounge, Office, Dining & 3-Bay Garage

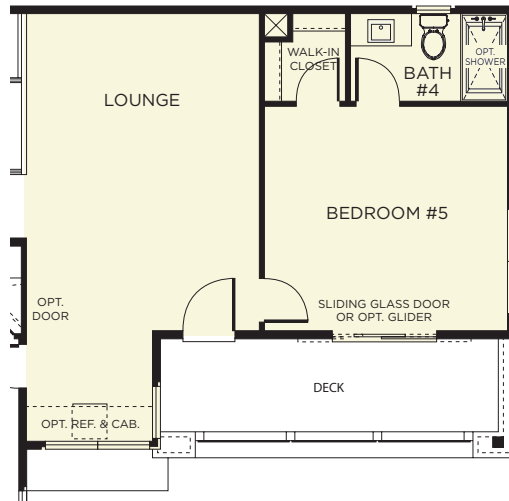
STANDARD: 3,949 sq. ft., 5 Bedroom, 4.5 Bath, Great Room, Game Room, Lounge, Dining & 3-Bay Garage

Other Options Shown: Stacking Door at Kitchen, Stacking Doors at Great Room (both locations), Office in lieu of Bedroom 3, GenSmart Suite™

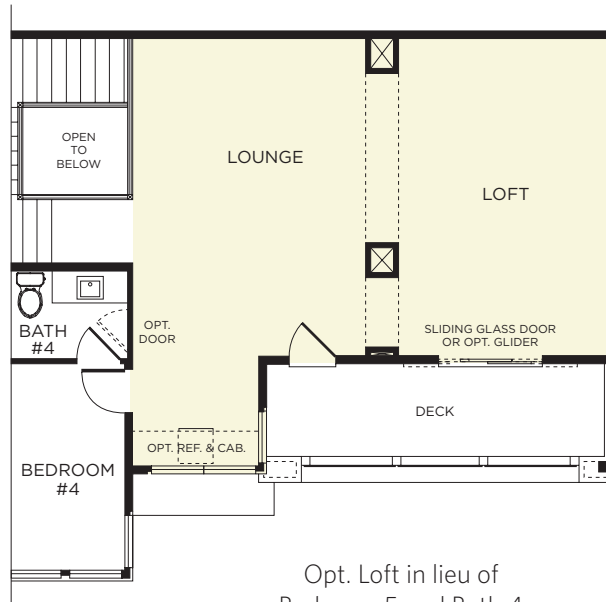


PRELIMINARY

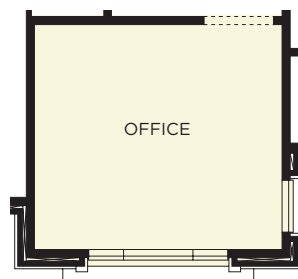




Standard Lounge and Bedroom 5
in lieu of GenSmart Suite



Opt. Loft in lieu of
Bedroom 5 and Bath 4



Opt. Office
in lieu of Bedroom 3

*See Plan 2D for additional
options available on the 2X.*

PRELIMINARY



Residence 2XA
Desert Prairie



Residence 2XB
Contemporary Spanish



Residence 2XC | MODEL
Desert Contemporary



Residence 2XD
Mid-Century Modern

Included features



Homes of Distinction

With elegant details and authentic architectural styles, including Desert Prairie, Contemporary Spanish and Desert Contemporary & Mid Century Modern the homes of Escala exude vibrancy and unsurpassed sophistication.

- Architecturally specified exterior color palettes
- Paver driveways and walkways in designer-selected color to complement exterior elevations
- 8' tall, extra-wide Therma Tru® composite entry door (varies by elevation)
- Decorative entry door hardware with touch-screen deadbolt in satin nickel finish by Schlage
- Elegant 5" baseboards
- Steel sectional roll-up garage doors (varies per exterior elevation)
- Garage door opener (2-bay door)
- Weatherproof exterior electrical outlets in select locations
- Designer-selected coach lights (quantity & style varies per plan & elevation)
- Vinyl windows with dual-paned, spectrally selective glass

Impressive Interiors

- 15' stacking glass doors to outdoor living area
- Dramatic 10' ceilings and elegant interior architectural details, including soffits in select locations (varies per plan)
- 18" x 18" ceramic tile flooring in a variety of colors in entry, kitchen, all baths, and laundry
- Plush carpeting over pad in a choice of designer selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Interior door hardware levers in satin nickel finish by Schlage
- Choice of rounded or square drywall corners
- 8' raised-panel interior passage and wardrobe doors
- Two-tone paint packages (choose from four color schemes)
- Stained wood stair rail with iron pickets (1X and 2X only)

- Designer-selected interior light fixtures and architecturally specified fluorescent recessed lighting (varies per plan)
- Ceramic tile tub surrounds in all secondary baths
- Base cabinets in laundry (select locations)

Wired for Today

- Each home at Escala home comes complete with a fully integrated multimedia wiring system, including a Luxul High Power Dual Band Wireless 900N Low Profile Access Point and a Luxul Commercial Grade Multi-WAN Gigabit Router, plus three CAT6 data jacks to select locations and RG6 jacks to all bedrooms, dens, lofts and game rooms. See a New Home Advisor for all the details of this enhanced home wiring package.

Household Comforts and Safety

- Ceiling fan prewires in great room, game room, loft, lounge, all bedrooms and covered patio (quantity and locations vary per plan)
- 14-SEER air conditioner
- Spacious linen and coat closets
- White rocker light switches
- Soft water loop (soft water system available as an option)
- Smoke detectors with warning buzzer and battery backup
- Hot water recirculating pump

The Gourmet Kitchen

- GE Monogram appliance package, including 36" five-burner cooktop, built-in single oven and microwave, 36" vent hood and dishwasher in stainless steel finish
- Granite slab countertop with 1.5" eased edge
- Maple cabinetry in "natural" finish with washable interiors, 3" crown and satin nickel knobs
- Stainless steel dual-compartment under-mounted sink with Delta Linden™ chrome pullout faucet
- Recycling center

Master Bedroom Suite

- Spacious suite with luxurious bathroom and generous walk-in closets with 8' raised-panel doors (Plan 1/1x exclude closet doors)
- Adult-height his-and-hers lavatories with Caesarstone countertops, Kohler Memoirs sinks, Delta widespread chrome finish faucets, deep soaking bathtub, and compartmentalized water closet with Kohler elongated toilet.
- Separate walk-in shower with choice of 12" x 12" ceramic tile surrounds and clear glass shower enclosure

Included With Your LivingSmart® home

Pardee Homes proudly presents this neighborhood as LivingSmart, ® which means that your new home has been enhanced with money-saving, energy efficient features.

- Spectrally selective glass
- Sealed ducts tested for low leakage
- Efficient 75-gallon water heater
- Radiant roof barrier
- Carrier/Bryant 14-SEER air conditioner with Puron™ and programmable thermostat with night set back feature
- ENERGY STAR® dishwasher
- Water saving plumbing fixtures in baths
- Carpet made from recycled materials
- Insulated front entry doors
- Recycling center cabinet in kitchen
- Engineered wood products and iLevel® beams
- Efficiency-rated HVAC air filters
- Low formaldehyde insulation
- Low formaldehyde carpet pad
- Low VOC paint

PRELIMINARY

Available features



Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your New Home Advisor for additional customizing opportunities.

GenSmart Suite

The future is never easy to predict. Isn't it reassuring to know that your home can handle special kinds of living arrangements. The optional GenSmart Suite™ creates exciting new opportunities to "house" family and friends for short visits or extended living arrangements. The GenSmart Suite includes a comfortable bedroom and private bath with shower and vanity, walk-in closet, kitchenette with sink, under counter refrigerator and built-in microwave, and cable TV prewire. Locations and layouts vary per plan.

Choices for Your Gourmet Kitchen

- Wide selection of Monogram, Wolf, and SubZero appliances, including 48" and 72" refrigeration options
- Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front and tilt-up doors, and stacked upper cabinets
- Variety of sink styles and locations including single- and multi-compartment sinks in stainless steel and composite materials and island prep sinks
- Choice of faucet styles and finishes from Delta and Brizo
- LED under-cabinet task lighting
- Customized backsplash designs in a designer-selected array of materials and finishes

Electrical and Smart-Home Opportunities

- Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced Wifi, home theatre and networking
- Choice of designer-selected interior light fixtures
- Additional recessed fluorescent or LED lights
- Reinforced outlets for hanging fixtures or wall sconces
- Additional duplex outlets
- Exterior holiday light outlets

Interior Finish Selections

- Santa Fe or Skip Trowel drywall finishes
- Pocket doors in select locations
- Crown molding in select locations
- Upgraded door lever styles and finish
- 8' mirrored closet doors in master suite
- Closet organizer systems in pantry, garage and all bedrooms

Bathroom Suites

- Customized backsplash and tub/shower surround designs including tile and stone liners, decos and mosaics
- Variety of faucet finish choices and styles
- Designer-selected under-mount and vessel sinks for powder
- Framed or full-height mirrors in all baths
- Tub enclosures in secondary bath tubs
- Decorative rain glass tub/shower enclosures

Other Alternatives

- Glass-panel garage door
- Indoor and outdoor linear gas fireplaces (per plan)
- Central vacuum system
- Washer and dryer packages
- Additional cabinetry
- Window covering choices

PRELIMINARY

* Available at additional cost and subject to construction cutoff dates.

Important Notes for Features and Options Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included With Your Home", "Included LivingSmart" Features" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee Homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes Renderings are artist's conceptions. All square footage is approximate. Landscaping, trees and shrubs are not included in the purchase price. Information is accurate as of the date of publication. Renderings by VisionScape Imagery. (GH 2/2016)





3062 Deruta Ave.
Henderson, NV 89044

All square footage is approximate; pricing subject to change. Landscaping, trees and shrubs not included in the purchase price. Information is accurate as of the date of the publication. Models do not reflect racial preference. NV Contractor's License # 3633A.

