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# CORONADO

## CONDOMINIUMS

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### Frequently Asked Questions

#### How many homes are in the community?

There are 37 condominiums to be built within the community for a total of 174. We have two bedroom and three bedroom plans to choose from and all include 2 bathrooms.

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

Yes, the Summerlin West Association dues are \$48 per month and the Coronado Association dues are \$230 per month. HOA dues include water, sewer, garbage, recycling, landscape maintenance, common area amenities repair/maintenance and use, HOA management, building wrap insurance policy, 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 one or two car garage. Two car garages are either tandem or side-by-side (per plans). There is 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 price.

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

No, it is not a requirement to have a real estate agent to purchase a new home at Coronado. 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 Billy and Rosemary Vassilladis, middle school is Sig Rogich and the high school is Palo Verde. 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 Coronado?**

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 CityWide Mortgage 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. Please ask your sales counselor for more details.

### **What are the most notable amenities within Coronado and nearby?**

Coronado includes a community facility with fitness center and resort-inspired pool. Within Summerlin is the Red Rock Canyon National Conservation Areas, golf courses, walking trails, recreation facilities and more.

### **Is there shopping and dining nearby?**

Within one half mile residents have access to Albertsons, dry cleaning, restaurants and more at Vista Commons. Within 1.5 miles is Red Rock Casino and Downtown Summerlin providing access to upscale dining, shopping and entertainment. Coronado is 20 miles to The Strip and McCarran 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.*

