



"Distinctive for a Reason."

Native Las Vegan returns to purchase at Springs Ranch

Native Las Vegan Ricardo Canilao has moved back from Seattle, Wash., to live in Las Vegas, where he recently purchased the ideal home at Distinctive Homes' Springs Ranch in the southwest portion of Las Vegas.

Canilao, 29, bought Plan 1559, a two-story home with three bedrooms, 2 1/2 bathrooms, tech loft and two-car garage, which sells for \$308,990.

"My parents live close to Springs Ranch," he said. "They knew I was in the market, so they told me about the homes there. Plan 1559 was the perfect size with the perfect price."

Being a first-time buyer, Canilao appreciated the way he was treated along with the fact that Distinctive Homes' all-inclusive buyer package alleviated concerns about add-ons driving up the price of the home.

"I looked at another home in a different community and the long list of upgrades made the house much more expensive," said Canilao, a production manager for a local software company. "At Springs Ranch, everything is included. Things like the 3 1/2-inch baseboards and the upgraded six-panel doors are standard there and I like that."

Distinctive Homes has made the home-buying process easy through an extensive list of standard features which include Paver stone driveways and walkways, gated entry, Staron solid surface kitchen counter tops, exterior coach lights, soft water loop, chrome levered door hardware, garage door opener and pre-wiring for ceiling fans in the master bedroom, and family room along with cable and phone pre-wires in four locations.

"Everyone treated me really well," he said. "My sales agent Linne Karstenson was very helpful. I've been raving about them to everybody."

Distinctive Homes' cocoon insulation highlights a strong ENERGY STAR® package that blocks air infiltration and convection currents that are both primary causes of energy loss resulting in a 26 percent greater overall energy efficiency.


Other key ingredients to the ENERGY STAR® rating



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include Low-E windows, 13 SEER air conditioners and 50-gallon water heaters.

Other plans at Springs Ranch include:

- ▼ Plan 1358, which has two to three bedrooms, loft, 2 1/2 baths priced from \$296,990.
- ▼ Plan 1835, which has three to four bedrooms, tech loft and 2 1/2 baths priced from \$329,990. 

HOW TO FIND US

To visit, take I-215 west to Russell Road and go west to Fort Apache. Turn left on Fort Apache to Post Rd. and then west to the models, which are open daily from 9:30 a.m. until 6 p.m. Further information may be obtained at www.springsranchlv.com or by calling (702) 220-4400.