

DESERT GREENS

55+ GOLF COURSE COMMUNITY

It's Easy to Live the Good Life at Desert Greens...
Unlimited Golf. Unlimited Retirement. Unlimited Good Life.



Desert Greens Is Not Your Typical Manufactured Home Park!

- Homes Start In The Low/Mid \$100k's
- 2 or 3 Bedroom - Spacious
- 1-Hour From The LV Strip/Airport
- Affordable Active Adult Resort

Call Now to Schedule a Tour & Get Pre-Qualified!



702-790-9444

- ✓ FHA/VA Financing
- ✓ Low Down & Zero Down Programs
- ✓ Lease Starting at Only \$325/Month
- ✓ 99- Year Lease
- ✓ Fully Transferable
- ✓ No Large Annual Increases C.O.L.A.

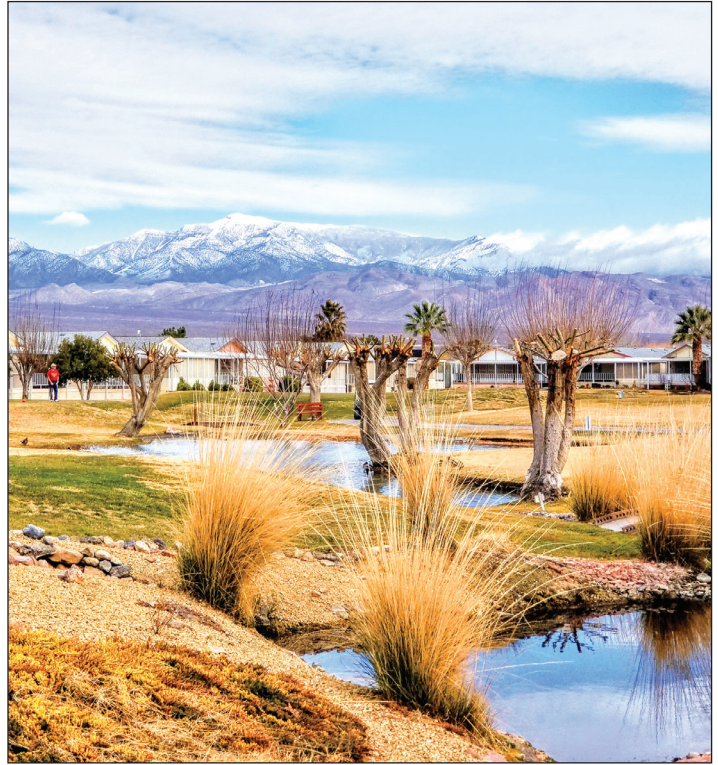


Pahrump Named Nevada's Most Patriotic Community!

Pahrump vs. Las Vegas



- **GASOLINE:** About 20¢ Less/Gallon
- **AUTO INSURANCE:** Pahrump 16% Lower
- **DMV:** No Long Lines
- **SMOG CHECK:** Not Required
- **SALES TAX:** Pahrump 7.60%, Las Vegas 8.15%
- **CRIME RATES:** 80% less chance of becoming a victim in Pahrump compared to Las Vegas
- **COOL EVENINGS:** The higher elevation in Pahrump helps bring night temperatures down 30° in the summertime



Club House Amenities



- 6000 sq. ft. Clubhouse with Fitness Center, Swimming Pool & Heated Spa
- Ballroom & Dance Floor
- Large lounge area and library
- Billiards room, game/card room, arts & crafts lab
- Horseshoes, Games, Potlucks and more!
- Pet friendly community
- Dog Park
- Full-size kitchen







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DESERT GREENS

55+ GOLF COURSE COMMUNITY



Legend

Available	
Sold	
Reserved	
Quick Move-In	

Available Plans

The Clubhouse	1,222 Square Feet 2 Bedroom, 2 Bath
The Birdie	1,041 Sq. Ft. 2 Bedroom, 2 Bath
The Eagle	1,222 Sq. Ft. 3 Bedroom, 2 Bath

The Clubhouse with Porch



1,222 Square Feet • 2 Bedroom, 2 Bath



Call Today to Reserve This Home: 702-790-9444



3D Rendering of the Floor Plan



The Eagle



1,222 Square Feet • 3 Bedroom, 2 Bath



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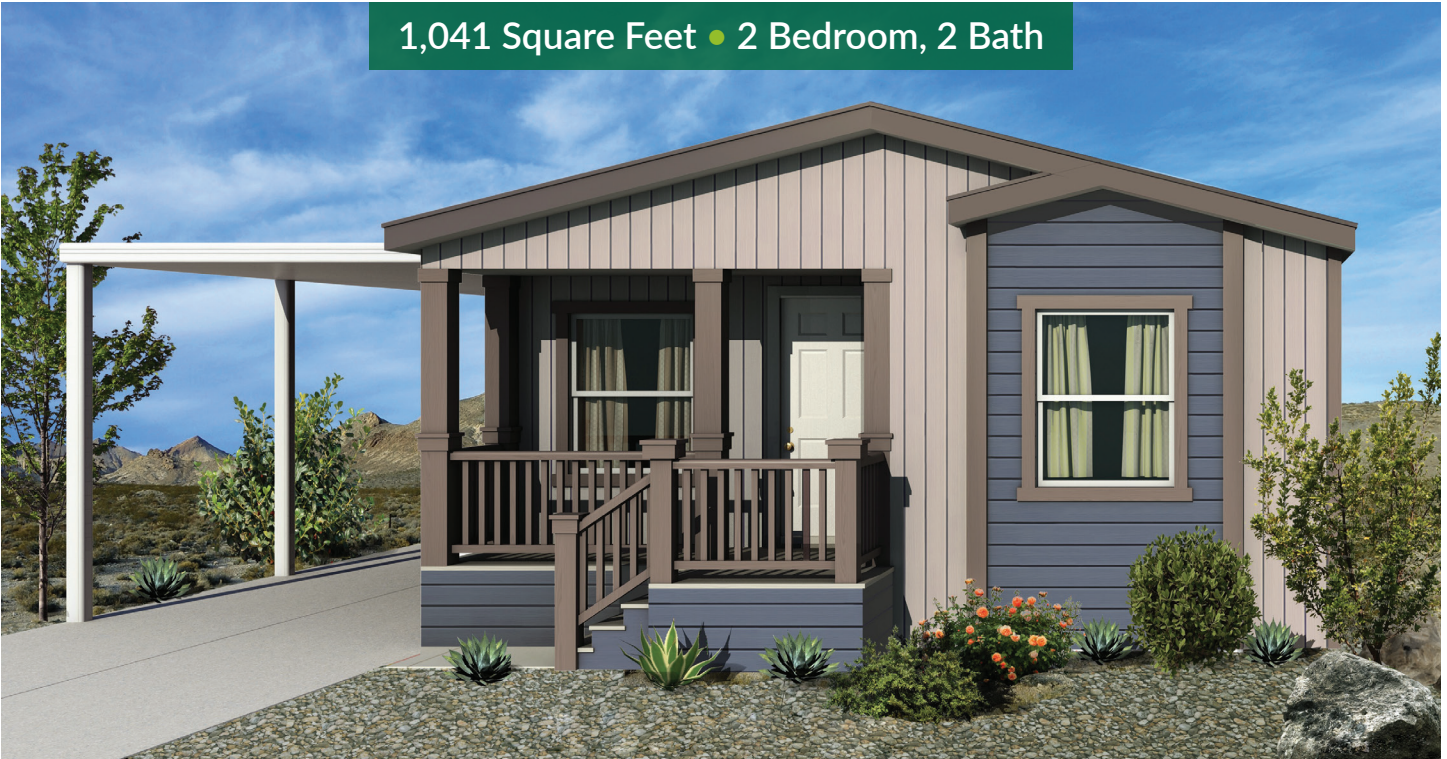
3D Rendering of the Floor Plan



The Birdie



1,041 Square Feet • 2 Bedroom, 2 Bath



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3D Rendering of the Floor Plan



Property Features



KITCHEN

- Granite Counter-Tops w/ Single Eased Edge 4" Granite Backsplash
- Cabinet with Utility Drawers
- Lined Overhead Kitchen Cabinets
- Brushed Nickel Kitchen Faucet
- Stainless Steel Undermount Sink
- Deluxe Cabinets

INTERIOR

- Rounded Drywall Corners
- 6-Panel Interior Doors
- Architectural Door Case Molding
- Brushed Nickel Lighting Fixtures
- Brushed Nickel Door Hardware
- Wire Vented Closet Shelving
- Wood Baseboard Throughout
- Metal Mini-Blinds Throughout
- Quality Carpet & Under-Pad
- Quality Linoleum in Kitchen, Dining, Bath & Utility

EXTERIOR

- Low "E" Dual Glaze Windows Throughout
- Cemplank (Low Maintenance) Window Trim
- Cemplank (Low Maintenance) Siding
- Cemplank (Low Maintenance) Facia
- 20-Year Roof (Class A) Shingles
- 9-Light Exterior Door
- 6-Panel Architectural Entry Door

CONSTRUCTION

- R-22 Ceiling Insulation
- R-13 Wall Insulation
- R-11 Floor Insulation
- All Weather-stripping & Insulation meets or exceeds the HUD Required Insulation Standards for Zone 3 (Nevada)

PLUMBING/HEATING/ELECTRICAL/UTILITY

- Air Conditioning & Electric Forced Air Furnace Convenient Shut-Off Valves Throughout
- 30 gal. Fast Recovery Water Heater
- 200 AMP Electrical Service
- Smoke Detectors
- 6" LED Can Lights Throughout

BATHS

- Granite Counter-Tops w/ Single Eased Edge 4" Granite Backsplash
- Fiberglass Tub/Shower Stall with Tile Embossing
- Brushed Nickel Faucets & Door Hardware
- Undermount Bath Sink

APPLIANCES

- Deluxe Electric Range (Whirlpool Or comparrable) 18 Cubic Foot
- Frost Free Refrigerator (Whirlpool Or comparrable))
- 30" Vented Range Hood with Illumination
- Ice Maker Prepped



THE REDMAN 7 YEAR WARRANTY

Protecting Your Home For Seven Full Years



Rest Easy!

There are many reasons for selecting a home builder that protects your investment for many years.









Here are a few good reasons:

- No Unplanned Expenses
- In-home Service
- Maintains Home Image
- Extra Long Term Value
- Transferable Warranty
- Quality Assurance

The Redman 7 Year Warranty provides insured protection for 7 full years after purchase.



Redman Homes
Champion Home Builders, Inc.
Lindsay, CA

 AIR CONDITIONING	 APPLIANCES	 PLUMBING SYSTEM	 HEATING SYSTEM
 ELECTRICAL SYSTEM	 STRUCTURAL	 RENEWABLE TRANSFERABLE	 NO ADDITIONAL COST



Comprehensive Home Owner Protection The Redman Quality of Excellence

Your air conditioning, heating system, electrical system, plumbing system and your appliances purchased with the home are warranted 7 years to function as intended. You will rest by knowing that the structure of your home is also covered under The Redman 7 Year Warranty. The Redman 7 Year Warranty provides protection for all the covered parts and labor to function as they were originally designed to function.

This warranty information with pictures is not intended to represent the actual home you purchase or a home currently manufactured by Champion Home Builders, Inc. This warranty is available on select homes. Check with your retail sales person for more information concerning this warranty.

Healthcare In Pahrump



Desert View Hospital offers a wide range of high quality medical services to the residents and tourists of Nye County and the surrounding area. For many services, there's no need to travel to Las Vegas — you can get the trusted care you need right here in Pahrump.

- Emergency Care
- Radiology
- Physical Therapy
- Surgery
- Laboratory
- Wound Care
- Inpatient Nursing Care
- Cardiopulmonary Testing

The Pahrump VA Clinic is a Community-Based Outreach Clinic (CBOC). They offer the following services by Patient Aligned Care Team (PACT):

- Primary Care
- Telehealth
- Social Worker
- Mental Health
- Lab



Defining **EXCELLENCE** in the 21st Century



Mercy Air—Quality emergency care doesn't begin in the hospital emergency room – it begins at the scene of the accident or the moment a life-threatening illness strikes. Air Methods has a talented workforce of team members, which includes the best in the air medical industry.



- Adult medicine
- Endocrinology
- Health educators
- Podiatry
- Nail trimming services
- Cardiology
- Gynecology
- Rheumatology
- Telemedicine



Services:

- Basic Gynecology
- IV Therapy
- Lacerations
- Minor Procedures
- Primary Care/Urgent Care
- Sports Physicals
- Wellness/Physicals
- EKG
- Laboratory Services
- Immunizations
- Pediatrics
- Walk-in Services
- Worker's Comp
- Radiology

Advanced Orthopedics & Sports Medicine

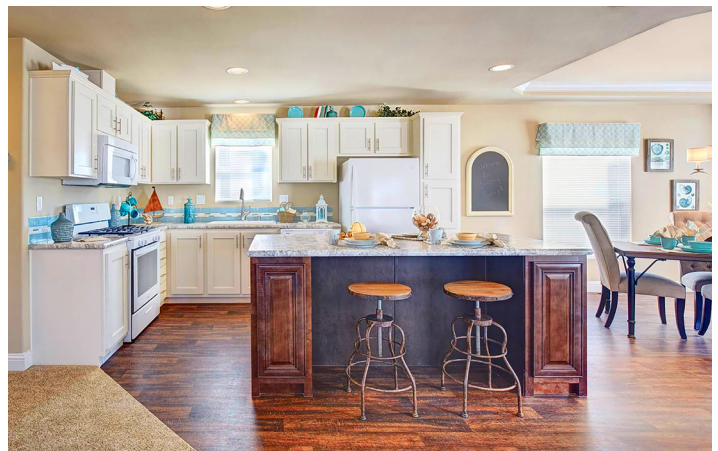
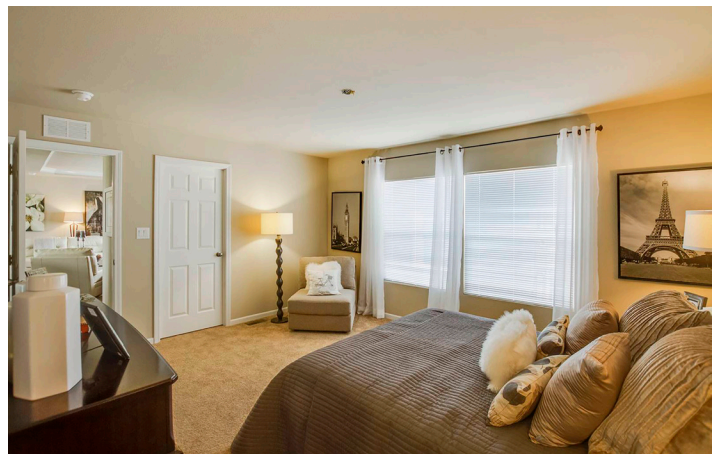


- Joint Care
- Knee
- Shoulder
- All Joint Surgery
- Hip
- Foot & Ankle
- Spine

Many Other Health Care Providers:



Desert Greens Home Highlights!



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