EDITION 01 / SEPTEMBER 2026

SNOW

THE VEGAS LUXURY EDIT

The Private Collection

ASCAYA / MACDONALD HIGHLANDS
THE SUMMIT CLUB / LAKE LAS VEGAS

ANTONIO SNOW / THE SNOW GROUP

READ THE FULL EDITION

snowgrouplv.com

Featured home: Sun West Custom Homes

Cover montage: Sun West Custom Homes and the Las Vegas Strip, shown as separate locations.

The Private Collection / September 2026 / 14 features, including 24 dining addresses

FROM THE EDITOR

Look closer.

Antonio Snow / The Snow Group

The best way to understand a home is to understand the life around it. The morning light across a terrace. The gallery that changes the way you see a room. The dinner, performance, or lakefront afternoon that becomes part of your week.

This luxury edition explores exceptional homes, private builders, original art, and the tables that make a city memorable. Our Private Collection visits Ascaya, MacDonald Highlands, The Summit Club, and Lake Las Vegas. Snow Around Town remains our separate publication for everyday local discovery.

Consider this an invitation to look closer. When a home or a neighborhood catches your attention, The Snow Group can help turn that curiosity into a focused, personal search.

Antonio Snow

THE SNOW GROUP

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A SENSE OF PLACE

Find your version of Vegas.

Start with how you want to spend a day. Then find the home that belongs in it.

Lake Las Vegas / The Snow Group website imagery

A luxury search becomes more revealing when you pair architecture with a routine. Compare a morning by the water with a day near Summerlin's shops and desert trails. Visit a hillside neighborhood at dusk. Allow time to experience the setting beyond the model home.

Three different lenses make a useful starting point: Lake Las Vegas for a water-centered setting; Summerlin for its village-based approach to living; and Henderson's hillside communities for architecture shaped by topography. These are invitations to explore, not a ranking.

The right tour should answer practical questions, too. Where does afternoon sun fall? How private is the outdoor space? What does the drive feel like at the time you actually travel? A beautiful photograph opens the conversation. A well-planned visit makes it personal.

THE SNOW GROUP PERSPECTIVE

Visit your shortlist at two different times of day. Light, traffic, sound, and the feeling of a neighborhood can change the experience.

Explore Lake Las Vegas >
Explore homes and communities >

SHAWOOD

A quieter kind of architectural confidence.

Builder imagery: SHAWOOD. Community and plan details vary.

SHAWOOD's identity begins with Japanese architectural heritage and precision timber construction. At Arcadia in Summerlin, the brand brings that approach to the desert through spaces that emphasize daylight and a connection between the interior and the outdoors.

The appeal is in the relationship between structure and atmosphere: the way a room opens, the way a covered terrace extends daily living, and the sense of calm created by a considered plan. Arcadia is listed as selling on SHAWOOD's community website at the time of this edition.

On a visit, look beyond finishes. Compare the direction of the main living spaces, the usable depth of outdoor rooms, and how circulation separates entertaining from quiet retreat. Those decisions will shape the experience long after move-in.

LOOK CLOSER

Ask which structural, glazing, and outdoor-living details belong to the selected home design and homesite. A model illustrates possibilities; the individual home tells the full story.

SHAWOOD / Arcadia >

Toll Brothers

Modern scale, with room to make it yours.

Builder imagery: Toll Brothers at Ascension, Saintwood model kitchen.

Toll Brothers at Ascension brings the Crestline and Highrock collections to The Peaks in Summerlin. The community pairs contemporary home designs with a staffed gated entry and an amenity offering that includes pools, fitness, and pickleball.

The architectural language is expansive: generous gathering spaces, indoor-outdoor connections, and a range of single- and two-story designs. Features and dimensions differ by plan, making a side-by-side comparison more useful than a single headline number.

For a buyer who likes a defined community and a choice of home designs, this is a collection worth examining closely. Start with the daily layout, then compare personalization opportunities and the exact finishes in any completed or under-construction home.

ON YOUR TOUR

Separate the base home, homesite premium, selected options, and outdoor improvements in your comparison. Ask what remains selectable at the home's current construction stage.

Toll Brothers at Ascension >

Blue Heron

The lake becomes part of the composition.

Builder imagery: Blue Heron / Shoreline. Published imagery may include conceptual renderings.

At Shoreline, Blue Heron brings its contemporary design approach to Lake Las Vegas. The community presents three home designs - Elevar, Veran, and Abrir - with published sizes of approximately 2,750 to 3,659 square feet.

The emphasis is on the connection between indoor space and the surrounding setting. Blue Heron describes two-level designs with an optional third-level retreat and private-elevator options. The village and waterfront are part of the neighborhood experience; the precise outlook belongs to the individual homesite.

This is a useful study in how a home can frame its surroundings. Walk the outdoor spaces, examine the orientation of the glazing, and think about where you would spend a quiet morning as well as an evening with guests.

A VIEW IS SPECIFIC

Confirm the actual homesite, nearby development, and the outlook from each level. Builder imagery is inspiration; it is not a promise of the view from every home.

Blue Heron / Shoreline >

Pulte Homes

Choose the collection as carefully as the builder.

Builder imagery: Pulte / Caprock at Ascension. Design reference; community marked sold out.

Pulte's Las Vegas portfolio spans different scales of living. For a luxury search, the individual collection matters. Caprock at Ascension illustrates its upper-end Summerlin approach: two-story designs, personalization, and a setting near Red Rock Canyon and Downtown Summerlin.

There is an important availability distinction: Pulte's official Caprock page is marked sold out as this edition is prepared. We include it as a design reference, not as a currently available new-home release.

Elsewhere, Desert Mesa at Aries in Henderson offers smaller, single-story designs near Lake Las Vegas. It serves a different brief. Comparing these collections makes the larger point: begin with your priorities, then ask which current Pulte community fits them. The Snow Group can request a fresh inventory and incentive update for your search.

BE SPECIFIC

Ask for current community availability, the exact home or homesite, and written offer terms. Availability and incentives can change after an issue is published.

Pulte / Caprock at Ascension >
Pulte / Desert Mesa at Aries >

Sun West Custom Homes

A personal vision, carried from the first sketch to the final material.

Sun West Custom Homes / The New American Home 2025, Ascaya. Portfolio photograph.

The home on our cover introduces Sun West Custom Homes through a particularly striking expression of desert architecture. The builder identifies this image with The New American Home 2025 at Ascaya, part of a portfolio that also includes Sky Arc and earlier New American Home projects in the community.

Sun West brings architectural design, construction, and interior design into one coordinated process. Its service begins with the site and the client's priorities: how the home should feel, the rooms that deserve the strongest relationship to the outdoors, and the materials that will hold the composition together.

For a private commission, the most revealing conversation happens before finishes are chosen. Ask the team to explain the decisions behind a completed residence, then relate those decisions to your own homesite. A portfolio demonstrates a point of view; your brief gives the next home its purpose.

THE FIRST CONVERSATION

Bring a considered brief: daily routines, art, entertaining, privacy, and a realistic scope. Ask how the design team and construction team coordinate decisions. Portfolio homes are not automatically available for purchase.

Sun West / Design-build approach >
Sun West / Ascaya portfolio >

Ascaya

Architecture with room to respond to the desert.

Sun West Custom Homes / Sky Arc at Ascaya. Portfolio photograph.

At Ascaya, the hillside is part of the design brief. The community offers custom homesites as well as its Desert Design Study Homes, giving buyers different ways to approach an individual residence. Sun West's published Ascaya portfolio includes Sky Arc and The New American Home 2025.

Blue Heron brings another route through The Canyon Residences, a collection of villa, garden, and penthouse condominium residences. Merlin also lists Ascaya among the communities where it builds. These are different products and processes, and each deserves a conversation tailored to the particular residence or homesite.

When comparing options, begin with the land: orientation, grade, the approach to the home, and the way outdoor rooms will sit within the landscape. Then ask who will lead design, construction, and the community review process. The strongest proposal should make those relationships clear.

THE SNOW GROUP PERSPECTIVE

Compare a custom commission, a completed design-study home, and a Canyon residence on their own terms. Confirm the current offering, ownership structure, design requirements, and total scope before narrowing the search.

Ascaya / Homes and homesites >
Sun West / Sky Arc >
Merlin / Where we build >

MacDonald Highlands

Christopher Homes, Sun West, and Merlin bring distinct perspectives to the hillside.

Builder imagery: Christopher Homes / SkyVu. Plans and renderings are illustrative.

CHRISTOPHER HOMES / SKYVU. In MacDonald Highlands, SkyVu offers single-, two-, and three-level plans shaped around hillside living. Christopher Homes emphasizes homesite selection, views, and personalized finishes. Compare the entry level, primary suite, guest rooms, and outdoor spaces before selecting a plan.

SUN WEST AND MERLIN. Sun West identifies Waters Edge with MacDonald Highlands in its portfolio. Merlin also names the community among the places where it builds. Their custom work invites a conversation about an individual commission and the team best suited to realize it.

Let the homesite lead the discussion. Consider arrival, daily circulation, outdoor rooms, and where your favorite view belongs in the plan. Compare the team's portfolio with the life you want the finished home to support.

BEFORE THE FIRST SKETCH

Clarify site conditions, design scope, construction responsibilities, allowances, and the process for changes. A shared written brief gives every later decision a reference point.

Christopher Homes / SkyVu >
Sun West / Waters Edge and custom work >
Merlin / Where we build >

The Summit Club

A private commission begins with the right team.

The Summit Club / Official community imagery. Location context; not a Forté or Merlin listing.

The Summit Club's custom estate homesites offer a starting point for a residence shaped around an individual brief and the community's design guidelines. Its official offering also includes completed custom homes, so a buyer can compare creating a home with acquiring one already realized.

Forté Specialty Contractors documents a substantial Summit portfolio, including Tombolo, Palladio, The Fort, and Cascade. Its published approach emphasizes coordination with architects, in-house fabrication, and the execution of complex residential details. These completed projects offer a useful introduction to the firm's work.

Merlin Custom Home Builders also publishes dedicated Summit coverage, including a project tour and its experience managing custom estates in the community. Meet prospective teams with the same written brief and ask to understand both the design conversation and the day-to-day construction process.

BEFORE THE PRIVATE TOUR

Confirm tour arrangements, community access, current listings, and the requirements for a proposed custom build with the relevant teams. Portfolio examples illustrate a builder's work and do not establish sale availability.

The Summit Club / Custom estates and homesites >
Forté / Custom homes at The Summit >
Merlin / Building at The Summit >

Lake Las Vegas

A different rhythm, with a home designed around it.

Lake Las Vegas / The Snow Group community imagery. Not a specific builder listing.

Merlin’s Lake Las Vegas portfolio includes a Mediterranean residence and a home at The Estates at Reflection Bay. Its published waterfront experience makes the firm a relevant introduction for a custom estate.

Blue Heron offers collections such as Velaris at The Island, with plans connecting indoor and outdoor living. Compare a collection home with a private commission by the flexibility, scope, and schedule of the specific opportunity.

Walk the setting as carefully as the interior. Consider the terrace, the afternoon light, the relationship to neighboring homes, and the route into the surrounding village. Ask about the precise view, access, and community requirements attached to the specific property, rather than assuming they come with every lake-area address.

MAKE THE BRIEF PERSONAL

Tell Antonio whether you want an existing estate, a new home from a defined collection, or a custom build. That choice helps shape the community tour and the builder conversations that follow.

Merlin / Custom homes at Lake Las Vegas >
Blue Heron / Velaris at The Island >

The grand resort table.

24 considered addresses / Hotels, casinos and neighborhood evenings

Sinatra garden dining / Wynn Resorts

Sinatra

Encore
The Strip / Italian fine dining

Italian classics, an elegant dining room and a garden setting give Sinatra its distinctly polished character. An appealing choice for a celebration built around conversation, wine and an unhurried dinner.

Official menu & details > Reservations >

SW Steakhouse dining room / Wynn Resorts

SW Steakhouse

Wynn Las Vegas
The Strip / American steakhouse

Prime cuts and a setting beside Wynn's Lake of Dreams bring a sense of occasion to the steakhouse ritual. Consider it for an evening that pairs a memorable table with the resort's theatrical surroundings.

Official menu & details > Reservations >

Delmonico entrance / The Venetian Resort

Delmonico Steakhouse

The Venetian
The Strip / Steakhouse / New Orleans influence

Emeril Lagasse's interpretation of the American steakhouse brings New Orleans influence to The Venetian. A strong option when the evening calls for classic steakhouse dining within one of the Strip's grand resorts.

Official menu & details >

CUT private dining room / Anthony Mair / Wolfgang Puck

CUT by Wolfgang Puck

The Palazzo
The Strip / Contemporary steakhouse

Wolfgang Puck's Palazzo steakhouse makes premium beef the centerpiece of a contemporary dining experience. Its private dining spaces also make it worth considering for an intimate celebration or a carefully planned client dinner.

Official menu & details > Reservations >

Selected venues checked September 17, 2026. Confirm menus, hours and availability directly with the restaurant.

An evening to remember.

24 considered addresses / Hotels, casinos and neighborhood evenings

Restaurant Guy Savoy dining room / Caesars Entertainment

Restaurant Guy Savoy

Caesars Palace
The Strip / French haute cuisine

French technique, seasonal ingredients and an extensive wine program define this formal dining destination. Signature preparations and the intimate Krug table offer a particularly considered way to mark a milestone.

Official menu & details >

Reservations >

Joël Robuchon / MGM Resorts

Joël Robuchon

MGM Grand
The Strip / French fine dining

A destination for an evening devoted to French fine dining. Make the restaurant the centerpiece of the night, and discuss the current menu and dietary needs with the team before arranging the rest of your plans.

Official menu & details >

Spago / Wolfgang Puck

Spago

Bellagio
The Strip / California cuisine

Wolfgang Puck's California cooking meets the spectacle of the Bellagio fountains. Seasonal dishes, a substantial wine list and fountain-facing dining make this a natural choice for visitors who want the city in the frame.

Official menu & details >

Reservations >

é by José Andrés / José Andrés Group

é by José Andrés

The Cosmopolitan
The Strip / Spanish tasting experience

A nine-seat chef's counter turns avant-garde Spanish cooking into an intimate performance. This is a ticketed tasting experience with limited seating; check the official release calendar before building an evening around it.

Official menu & details >

Reservations >

Selected venues checked September 17, 2026. Confirm menus, hours and availability directly with the restaurant.

A modern sense of occasion.

24 considered addresses / Hotels, casinos and neighborhood evenings

Jean Georges Steakhouse / MGM Resorts

Jean Georges Steakhouse

ARIA
The Strip / Steakhouse / seafood

A broad selection of beef, seafood and distinctive sides gives this ARIA restaurant range beyond the classic steak dinner. Private dining spaces offer additional possibilities for a celebratory gathering.

Official menu & details >

Bavette's Steakhouse & Bar / MGM Resorts

Bavette's Steakhouse & Bar

Park MGM
The Strip / Steakhouse with French flair

Red leather banquettes, chandeliers and a lively interpretation of steakhouse tradition create a richly atmospheric evening. Choose it for an indulgent dinner with cocktails and a less formal mood.

Official menu & details >

Carversteak dining room / Carver Road Hospitality

Carversteak

Resorts World Las Vegas
The Strip / Contemporary steakhouse

Dry-aged American beef and Japanese Wagyu anchor a modern dining room, with a terrace looking toward the Strip. A generous bar and lounge add another chapter to the evening.

Official menu & details > Reservations >

Don's Prime private dining room / Fontainebleau Las Vegas

Don's Prime

Fontainebleau Las Vegas
The Strip / Prime steakhouse

A steak-focused menu pairs prime cuts and Wagyu selections with seafood and tableside sole. The private dining room gives a visual introduction to Fontainebleau's approach to an elegant, carefully hosted dinner.

Official menu & details > Reservations >

Selected venues checked September 17, 2026. Confirm menus, hours and availability directly with the restaurant.

The city, after dark.

24 considered addresses / Hotels, casinos and neighborhood evenings

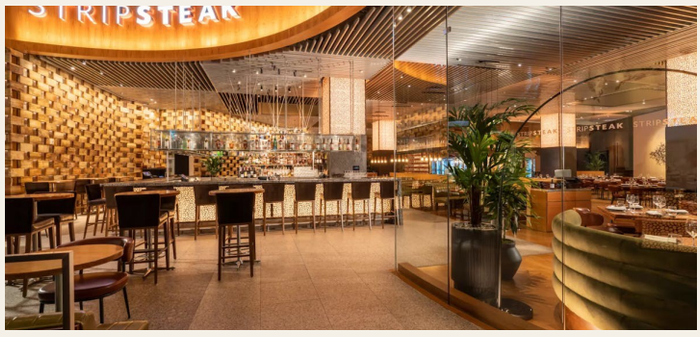
Eiffel Tower Restaurant / Lettuce Entertain You

Eiffel Tower Restaurant

Paris Las Vegas
The Strip / Classic French cuisine

Updated French classics and views over the Bellagio fountains make this a distinctive setting for a romantic dinner. The menu includes dishes such as Beef Wellington and roasted rack of lamb.

Official menu & details > Reservations >



STRIPSTEAK Las Vegas / MINA Group

STRIPSTEAK

Mandalay Bay
The Strip / Modern steakhouse

Michael Mina’s steakhouse pairs premium beef and seafood with a dining room inspired by the Mojave Desert. It offers a polished setting for a private gathering or a dinner at the southern end of the Strip.

Official menu & details >

Barry’s Downtown Prime / Circa Resort & Casino

Barry’s Downtown Prime

Circa Resort & Casino
Downtown Las Vegas / Classic steakhouse

Vintage Vegas glamour shapes this downtown steakhouse, where steaks, seafood and tableside preparations share the spotlight. Consider it for a night that begins with dinner and continues into the energy of Fremont Street.

Official menu & details > Reservations >

Scotch 80 Prime dining room / Palms / OpenTable

Scotch 80 Prime

Palms Casino Resort
West of the Strip / Prime steakhouse

Wood-grilled prime cuts, dry-aged beef and Japanese Wagyu anchor a restaurant that combines an intimate design with a lively mood. A useful address for an elegant dinner just west of the Strip.

Official menu & details >

Selected venues checked September 17, 2026. Confirm menus, hours and availability directly with the restaurant.

Closer to home.

24 considered addresses / Hotels, casinos and neighborhood evenings

MRKT Sea & Land / Aliante / Boyd Gaming

MRKT Sea & Land

Aliante Casino + Hotel + Spa
North Las Vegas / Steak & seafood

Aliante's steak and seafood restaurant provides a local option for a more considered evening in North Las Vegas. Explore the current menu for cuts of beef, lobster, scallops and other seafood selections.

Official menu & details >

Call for a table >

T-Bones Chophouse / Red Rock Resort

T-Bones Chophouse

Red Rock Casino Resort & Spa
West Summerlin / Steakhouse / wine

Prime beef, Wagyu and seafood meet an onyx bar, patio dining and an extensive wine selection. This Red Rock address makes it easy to carry a day exploring Summerlin into a polished dinner.

Official menu & details >

Harlo interior / Harlo Steakhouse & Bar

Harlo Steakhouse & Bar

Downtown Summerlin / Independent
West Summerlin / Contemporary steakhouse

A refined steakhouse address in Downtown Summerlin, with a dining room that brings a sense of occasion close to home. Keep it in mind when a special dinner calls for a neighborhood setting.

Official menu & details >

Nicco's main dining room / Durango Resort

Nicco's

Durango Casino & Resort
Southwest Las Vegas / Prime cuts & fresh fish

Wood, brass and stone frame a contemporary steakhouse centered on prime meats and seafood. Nicco's gives the southwest a stylish resort dining destination for celebrations, client dinners and evenings close to home.

Official menu & details >

Reservations >

Selected venues checked September 17, 2026. Confirm menus, hours and availability directly with the restaurant.

From the southwest to the lake.

24 considered addresses / Hotels, casinos and neighborhood evenings

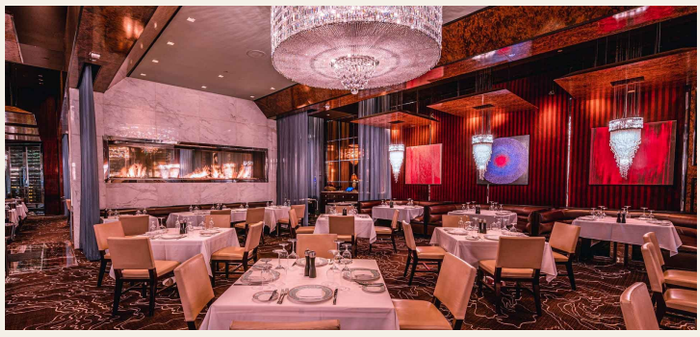
AMARI dining room / Jeff Green / AMARI

AMARI

UnCommons / Independent
Southwest Las Vegas / Italian neighborhood dining

For a softer, more relaxed expression of an elegant night out, consider this Italian address at UnCommons. Its dining room and wine-focused setting offer a neighborhood counterpoint to the city's grand resort restaurants.

Official menu & details >



Hank's dining room / Green Valley Ranch Resort

Hank's Fine Steaks & Martinis

Green Valley Ranch Resort
Henderson / Steakhouse / piano bar

Prime beef, seafood, martinis and a piano bar give Hank's its established Henderson character. The combination works well for a celebration that begins with a drink and unfolds into a long dinner.

Official menu & details >

Anthony's steak and lobster / M Resort Spa Casino

Anthony's Prime Steak & Seafood

M Resort Spa Casino
Henderson / Steakhouse / seafood

An exhibition kitchen, prime cuts and seafood make Anthony's a destination at the southern edge of Henderson. Patio seating looks toward the Las Vegas Strip, connecting a neighborhood evening with the city beyond.

Official menu & details >

MARSSA dining room / The Westin Lake Las Vegas / Marriott

MARSSA

The Westin Lake Las Vegas Resort & Spa
Lake Las Vegas / Steakhouse / lake views

Certified Angus Beef and Wagyu steaks are paired with lake and mountain views at the Westin. A natural starting point for an elegant Lake Las Vegas evening, with dinner reservations available through the hotel.

Official menu & details > Reservations >

Selected venues checked September 17, 2026. Confirm menus, hours and availability directly with the restaurant.

A home with a point of view.

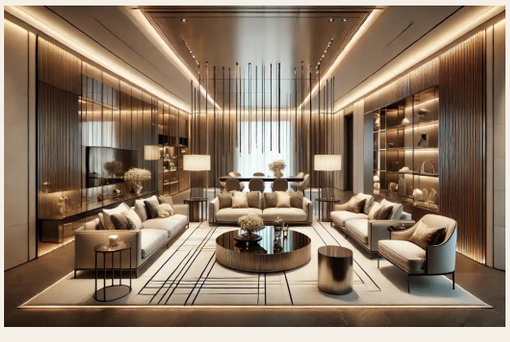
PTG & AV Gallery brings art and the experience of a room into the same conversation.

Rafiki / Antonio Snow / Pastels on paper

At the Las Vegas Design Center, Private Technology Group and AV Gallery connect original art with the systems that shape a home's atmosphere. Lighting, shading, audio, and cinema are considered alongside the interior rather than as isolated additions.

The Snow connection is personal: AV Gallery lists Antonio Snow among its artists. His pastel work Rafiki appears in its collection, bringing another dimension to a real estate practice rooted in an eye for detail.

For a new home, involve the art conversation early. Consider wall dimensions, sightlines, natural light, and where a favorite work will be experienced. Then coordinate the lighting and technology around the room's purpose. The result can feel considered before the first piece of furniture arrives.



Room imagery: Private Technology Group

VISIT PTG & AV GALLERY

PTG & AV Gallery, 495 S. Grand Central Parkway, A114, Las Vegas. Contact the gallery to confirm hours and arrange your visit. Ask Antonio for an introduction to Jeffrey Skalny and the gallery team.

Private Technology Group / AV Gallery >
Antonio Snow / Artist collection >
Gallery location and contact >

THE STYLE EDIT

After dark, beautifully considered.

Black tie starts with proportion, texture, and a little restraint.

An evening wardrobe deserves the same attention as a well-designed room. Begin with fit: a clean shoulder, a jacket that sits naturally, and trousers that fall without excess fabric. A tailoring appointment often makes the most visible difference.

For a classic black-tie invitation, a dark dinner jacket, a considered shirt, a self-tied bow tie, and polished evening shoes create a coherent starting point. Let the event's stated dress code guide the final choices.

The finishing details should feel intentional. Keep the palette calm, allow the fabric to carry the interest, and choose one personal accent. In a city that understands spectacle, a composed silhouette has its own presence.

PARTNER WITH THE NEXT EDITION

Luxury tailoring, menswear, jewelry, and design. Inquire about a future partner feature.

Original AI-generated style illustration. No retailer affiliation.

Put Vegas on the calendar.

A lakefront evening, an art encounter, and room to discover more.

Lake Las Vegas / The Snow Group website imagery

SEPTEMBER 26 / LAKE LAS VEGAS CLASSIC. The Culinary Feast at Reflection Bay is scheduled from 5:30 to 10 p.m., with food, beverages, live music, and a silent auction. Check the organizer's page for tickets, terms, and the latest event details.

OCTOBER 2-3 / ART ON THE STRIP. Signature Galleries lists a Jeff Vermeeren art show in Las Vegas on Friday and Saturday, 1 to 5 p.m. each day. Visit the gallery's event page for location details and any attendance updates.

MAKE A DAY OF IT. Pair a community tour with time in the surrounding area. Leave space between appointments for lunch, a walk, or a gallery visit. Our Snow Around Town guide connects the magazine to more local events and ideas across the city.

KEEP EXPLORING

Event details checked September 16, 2026. Confirm schedules and availability with the organizer before making plans.

Lake Las Vegas Classic / Dinner and tickets >
Signature Galleries / Jeff Vermeeren event >
Snow Around Town / City guide >

YOUR NEXT CHAPTER

Make it personal.

A home search should begin with the way you want to live.

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Explore new construction, ask for current inventory and incentives, or plan a personal community tour.

Explore current new-build information >

Read and share this edition >

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Original issue checked September 16, 2026. Private-builder and dining features expanded September 17, 2026. Features are independent editorial selections, not paid endorsements. Builder imagery may depict models, options, or renderings. Confirm availability, specifications, offers, menus, and events directly. Source links appear with each feature.