

# Snow Group

— ANTONIO SNOW —

## NEW BUILD DEALS UNDER \$600K

ARIES • LAKE LAS VEGAS • CADENCE

Prices checked on the builders' sites October 21, 2026

### ARIES • HENDERSON

from **\$360,990**

#### What the builders are giving

- Up to \$21,000 toward closing costs on Dalea townhomes, per Pulte's listings.
- Pulte Mortgage specials: 4.75% (5.672% APR) 7/6 ARM or 5.99% (5.973% APR) 30-year fixed. Contract by Oct 31, close by Dec 31. The ARM example assumes a 780 score, 20% down and a primary residence; not available on every home.
- Price cuts on move-in-ready homes of up to about \$59K.

Dalea at Aries • Pulte • Townhome  
**Branton • 1178 Sandara Ln**

3 bed • 2.5 bath • 1,665 sq ft • 2-car garage  
**Available now**

**\$360,990**  
~~was \$384,780~~

Dalea at Aries • Pulte • Townhome  
**Cornwall • 1177 Sandara Ln**

3 bed • 2.5 bath • 1,759 sq ft • 2-car garage  
**Available now**

**\$365,990**  
~~was \$390,130~~

Dalea at Aries • Pulte • Townhome  
**Cornwall • 1172 Sandara Ln**

2 bed (two owner suites) • 2.5 bath • 1,759 sq ft  
**Available now**

**\$369,990**  
~~was \$397,410~~

Sora at Aries • Pulte • Two-story  
**Camelia • 1024 Magenta Dusk Pl**

3 bed • 2.5 bath • 2,134 sq ft  
**Move-in ready**

**\$480,000**  
~~was \$519,608~~

Sora at Aries • Pulte • Two-story  
**Saffron • 1022 Magenta Dusk Pl**

5 bed • 2.5 bath • 2,385 sq ft  
**Available now**

**\$495,000**  
~~was \$545,138~~

#### Also under \$600K

- Sundale at Aries (Pulte): a new single-story neighborhood from **\$467,990** (build-to-order, about 1,579–1,920 sq ft). Grand opening **Saturday, Oct 24**.
- Ember at Aries (Richmond American) is coming this winter.

**What the builders are giving**

- **Taylor Morrison 14-Day Sale (Verona):** contracts Oct 19–Nov 1, close by Dec 31. Price cuts of about **\$50K–\$60K** on select homes, plus a 7/6 ARM buydown at **3.25% year 1 and 4.25% years 2–7 (5.49% APR)** with TM's lender (780 score, 20% down).
- **Lennar Black Friday Sales Event (Ridges at Lago Del Sol):** 2/1 buydown, FHA **2.75% / 3.75% / 4.75% (5.532% APR)** or conventional **2.99% / 3.99% / 4.99% (5.089% APR)**. Sign Oct 19–25, close by Nov 20, Lennar Mortgage (FHA 3.5% down and 680 score; conventional 20% down and 740 score).
- **Pulte (Westlight):** the same Pulte Mortgage specials as Aries, plus half-off lot premiums for the grand opening.

|                                                                        |                                                                                  |                                              |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------|
| Verona · Taylor Morrison<br><b>Juniper · 19 Via Montoro</b>            | 3 bed · 2.5 bath · 2,222 sq ft · 2-car garage<br><b>Ready now</b>                | <b>\$469,990</b><br><del>was \$529,545</del> |
| Verona · Taylor Morrison<br><b>Magnolia · 72 Via Montoro</b>           | 3 bed · 2.5 bath · 2,468 sq ft · 2-car garage<br><b>Ready now</b>                | <b>\$499,990</b><br><del>was \$559,895</del> |
| Verona · Taylor Morrison<br><b>Laurel · 27 Via Montoro</b>             | Laurel plan<br><b>Ready Nov–Dec 2026</b>                                         | <b>\$524,990</b><br><del>was \$576,120</del> |
| Westlight · Pulte · Townhome<br><b>Branton · 198 Willow Falls Way</b>  | 3 bed · 2.5 bath · 1,665 sq ft · 2-car garage<br><b>Est. completion Jan 2027</b> | <b>\$543,206</b><br><del>was \$563,206</del> |
| Verona · Taylor Morrison<br><b>Sequoia · 66 Via Montoro</b>            | 5 bed · 3 bath · 2,723 sq ft · 2-car garage<br><b>Ready now</b>                  | <b>\$549,990</b><br><del>was \$607,850</del> |
| Ridges at Lago Del Sol · Lennar<br><b>Avery · 1429 Bianca Falls Dr</b> | 3 bed · 2.5 bath · 2,126 sq ft<br><b>Move-in ready · \$56K price cut</b>         | <b>\$559,185</b>                             |
| Verona · Taylor Morrison<br><b>Sequoia · 58 Via Montoro</b>            | 5 bed · 3 bath · 2,723 sq ft · 2-car garage<br><b>Ready now</b>                  | <b>\$564,990</b><br><del>was \$615,665</del> |

**What the builders are giving**

- **Woodside** (Meridian, Acacia, Serenata, Ambridge, Ashwood) with HomeAmerican Mortgage: 30-year fixed **FHA 4.999% (5.737% APR)**, **conventional 5.375% (5.508% APR)** or **VA 4.999% (5.287% APR)**. Sign Oct 19–Nov 15, close by Dec 31 (FHA 680 score; conventional 780 score and 10% down).
- **Taylor Morrison (Opus)**: up to **\$12,000 toward closing costs** with an FHA fixed rate of **4.875% (5.653% APR)** through TM's lender and the seller's closing agent. Contracts Oct 2–Nov 1, close by Nov 30.
- **Lennar (Midtown Forte, Quail Crossings)**: the Black Friday 2/1 buydown above. Sign by Oct 25, close by Nov 20.

|                                                                                      |                                                                                                |                                                  |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Meridian at Cadence • Woodside • Townhome<br><b>Jefferson • 123 Cactus Climb Pl</b>  | 2 bed • 2.5 bath • 1,418 sq ft • 1-car garage<br><b>Move-in ready</b>                          | <b>\$347,950</b>                                 |
| Meridian at Cadence • Woodside • Townhome<br><b>Charleston • 246 Starlit Moon Ln</b> | 2 bed • 2.5 bath • 1,284 sq ft • 1-car garage<br><b>Est. completion November</b>               | <b>\$352,950</b>                                 |
| Meridian at Cadence • Woodside • Townhome<br><b>Charleston • 238 Starlit Moon Ln</b> | 2 bed • 2.5 bath • 1,284 sq ft • 1-car garage<br><b>Move-in ready</b>                          | <b>\$357,950</b>                                 |
| Meridian at Cadence • Woodside • Townhome<br><b>Moriah • Lots 50 &amp; 51</b>        | 3 bed • 2.5 bath • 1,598 sq ft • 1-car garage<br><b>Lot 51 move-in ready • Lot 50 November</b> | <b>\$382,950</b>                                 |
| Midtown Forte • Lennar<br><b>Hudson • 306 Crescent Glow Ln</b>                       | 3 bed • 2.5 bath • 1,486 sq ft • 2-car garage<br><b>Move-in ready</b>                          | <b>\$435,574</b><br><small>was \$460,874</small> |
| Acacia at Cadence • Woodside<br><b>Willow • 128 Arroyo Arch Ln</b>                   | 3 bed • 2.5 bath • 1,732 sq ft • 2-car garage<br><b>Move-in ready</b>                          | <b>\$465,950</b>                                 |
| Acacia at Cadence • Woodside<br><b>Bailey • 251 Xavian Pl</b>                        | 3 bed • 2.5 bath • 1,954 sq ft • 2-car garage<br><b>Est. completion November</b>               | <b>\$487,950</b>                                 |
| Acacia at Cadence • Woodside<br><b>Bailey • 132 Arroyo Arch Ln</b>                   | 3 bed • 2.5 bath • 1,954 sq ft • 2-car garage<br><b>Move-in ready</b>                          | <b>\$489,950</b>                                 |
| Acacia at Cadence • Woodside<br><b>Sienna • 253 Xavian Pl</b>                        | 3 bed • 2.5 bath • 2,153 sq ft • 2-car garage<br><b>Est. completion November</b>               | <b>\$512,950</b>                                 |
| Opus at Cadence • Taylor Morrison<br><b>Sycamore • 113 Tardando Ave</b>              | 3 bed • 2.5 bath • 2,545 sq ft<br><b>Ready now</b>                                             | <b>\$541,000</b><br><small>was \$586,720</small> |
| Ashwood at Cadence • Woodside<br><b>Oakley • 630 Mango Cove St</b>                   | 4 bed • 2.5 bath • 2,441 sq ft • 2-car garage<br><b>Est. completion November</b>               | <b>\$549,950</b>                                 |
| Serenata at Cadence • Woodside<br><b>Lucca • 59 Rubato Ln</b>                        | 4 bed • 3.5 bath • 2,488 sq ft<br><b>Move-in ready</b>                                         | <b>\$552,950</b>                                 |

Ambridge at Cadence · Woodside · Single-story  
**Hawthorn · 905 Cottonwood Hill Pl**

3 bed · 2.5 bath · 2,080 sq ft · single-story  
**Est. completion December**

**\$599,950**

**WANT A TOUR? LET'S GO.**

**CALL OR TEXT 702-913-8442**

*There's no tour like a Snow Tour.*

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Prices, availability and incentives were checked on the builders' websites on October 21, 2026 and can change or sell out without notice. Financing offers require the builder's affiliated lender and are subject to credit approval and program terms; rates shown with APR are the lenders' advertised examples and are not available on every home. Square footage and completion dates are builder estimates; some Woodside street addresses were matched from public listings. Information deemed reliable but not guaranteed. Antonio Snow, The Snow Group, Coldwell Banker Premier Realty, NV Lic. S.0187906. Each office is independently owned and operated. Equal Housing Opportunity.