

WHY RETIRE IN SUMMERLIN



THE ULTIMATE GUIDE FOR RETIRES



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TABLE *Of* CONTENTS

WHY RETIRE IN SUMMERLIN?	04
WHAT IT MEANS TO RETIRE IN LAS VEGAS?	05
WHERE TO LIVE IN SUMMERLIN?	06
THINGS TO DO IN SUMMERLIN	08
COST OF LIVING AND FINANCIAL BENEFITS	09
LAS VEGAS COST OF LIVING	11
MAJOR TAX RATES IN NEVADA	12
TOP 10 LAS VEGAS MIGRATORY MARKETS	13
HOW TO MAKE THE MOVE	14
UTILITY PROVIDERS	15

WELCOME TO MY GUIDE ON RETIRING IN SUMMERLIN

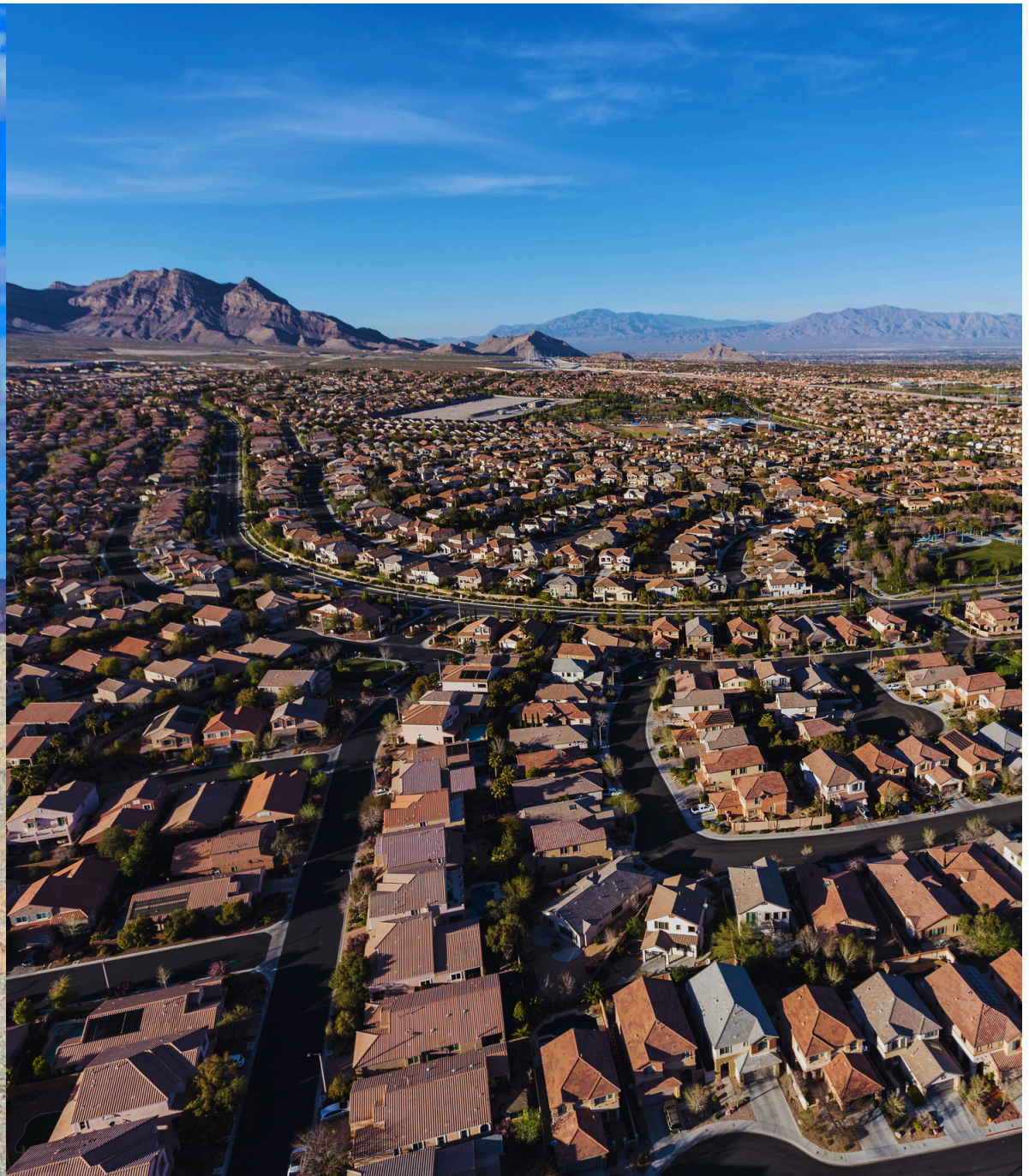
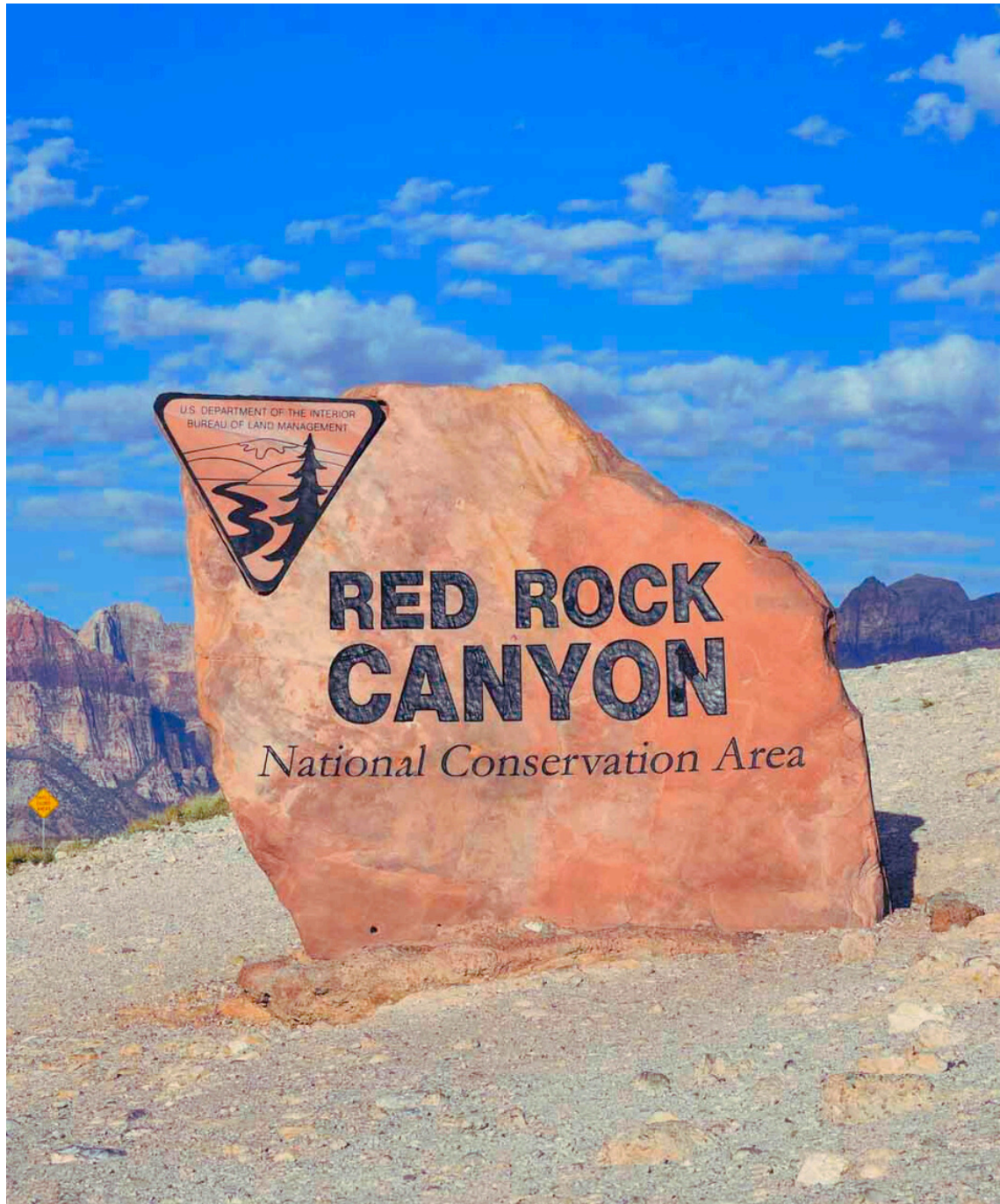
Since 2006, I've had the privilege of helping hundreds of buyers transition seamlessly to the vibrant Las Vegas Valley. Whether you're dreaming of the perfect home in a 55+ active adult community, living close to the bustling heart of Downtown Summerlin, or enjoying the dynamic energy of being just minutes from the Strip, there's a lifestyle here for everyone. Maybe you're seeking the privacy of a guard-gated community, the lush fairways of a golf course neighborhood, or the tranquil beauty and serene views of Lake Las Vegas—whatever your vision, Las Vegas offers a remarkable variety of options to suit every need and preference.

This guide is your trusted companion for exploring all the unique living opportunities this incredible city has to offer. Check out some of my client reviews below to see how I've helped others successfully relocate and make their dream lifestyle a reality. I look forward to guiding you through this exciting journey and personally welcoming you to the amazing city I'm proud to call home!

Jennifer Graft
LICENSED REAL ESTATE
PROFESSIONAL



WHY *Retire* IN SUMMERLIN



Nestled against the stunning Red Rock Canyon, Summerlin is one of the most desirable master-planned communities in Las Vegas. Known for its beautiful landscapes, top-tier amenities, and active lifestyle options, Summerlin offers a vibrant yet relaxed environment that makes it an ideal destination for retirees.

WHAT IT MEANS TO *Retire* IN LAS VEGAS

Retirement in Las Vegas isn't about slowing down—it's about living life on your terms. Whether you love hitting the greens, exploring the great outdoors, indulging in world-class dining, or dancing the night away, there's a perfect way to enjoy your golden years in this vibrant city.

FOR THE ENTERTAINMENT AFICIONADO

Broadway-caliber shows, Cirque du Soleil performances, and top-tier concerts make every night an event. You could spend your retirement seeing U2 at the Sphere, laughing at a comedy show, or reliving classic rock at a residency performance by legendary artists. The best part? Many venues offer locals' discounts, making it easy to enjoy world-class entertainment without breaking the bank.

FOR THE GOLFER

Wake up to perfect weather nearly year-round and tee off at some of the most scenic golf courses in the country. From the lush fairways of TPC Summerlin to the challenging desert landscapes of Shadow Creek, Las Vegas offers a golfer's paradise with top-tier courses, private clubs, and stunning mountain backdrops.

FOR THE OUTDOORSMAN

If you crave adventure beyond the Strip, the Las Vegas Valley delivers. Spend your mornings hiking the breathtaking trails of Red Rock Canyon, kayaking on the Colorado River, or biking through the scenic paths of Summerlin's 150+ miles of trails. With easy access to Mount Charleston for skiing in the winter and Lake Mead for boating in the summer, retirement in Vegas means never running out of outdoor thrills.

FOR THE NIGHT OWL

Who says retirement means an early bedtime? In Las Vegas, the fun doesn't stop when the sun goes down. Enjoy rooftop cocktails with panoramic city views at Legacy Club, dance to live music at The Sand Dollar Lounge, or try your luck at one of the high-end casinos. There's always something happening—no matter the hour.

FOR THE FOODIE

Michelin-starred restaurants, celebrity chefs, and hidden local gems—Las Vegas is a dream for food lovers. Start your day at a trendy brunch spot in Downtown Summerlin, indulge in the city's best sushi at Kabuto, or savor an elegant steak dinner at Barry's Downtown Prime. Whether you love fine dining or casual eats, Vegas' culinary scene is constantly evolving, with new flavors to explore every day.

FOR THE SOCIAL BUTTERFLY

Las Vegas is home to a thriving social scene, with exclusive country clubs, active community centers, and a lively calendar of events. From pickleball leagues to wine tastings at Tivoli Village, and group fitness classes to charity galas, making new friends and staying active has never been easier.

Retiring in Las Vegas means designing a lifestyle that fits your passions. Whether you're drawn to outdoor adventures, culinary delights, or the electric energy of live entertainment, this city offers a vibrant, fulfilling way to enjoy your next chapter.

Want to explore the best retirement communities in Las Vegas?
Let's chat—I'd love to help you find the perfect place to call home!

WHERE TO LIVE IN *Summerlin*



THE ULTIMATE DREAM .. LIVING IN LAS VEGAS LIFESTYLE IS READY FOR YOU!

55+ COMMUNITIES

Summerlin is home to some of the best age-restricted communities, including:

Trilogy by Shea Homes

A modern, resort-style community offering stunning home designs and exclusive amenities.

HOA Dues

Approximately \$631 per month (\$566 for Trilogy and \$65 for Summerlin South).

Home Prices

High \$700,000s to low \$1,000,000s.



Siena

A beautiful guard-gated golf course community with a clubhouse, pool, and social activities.

HOA Dues

Around \$330 per month.

Home Prices

\$400,000 to \$700,000.

Heritage at Stonebridge

A newer 55+ community featuring contemporary home designs and fantastic amenities.

HOA Dues

Estimated at \$365 per month.

Home Prices

\$450,000 to \$800,000.

Sun City Summerlin

One of the largest and most established 55+ communities with multiple recreation centers, golf courses, and social clubs.

HOA Dues

Approximately \$137 per month.

Home Prices

\$300,000 to \$600,000.

OTHER HOUSING OPTIONS

Affinity

A stylish and modern community offering townhomes, condos, and lofts with urban-inspired designs.

HOA Dues

Around \$200 per month.

Home Prices

\$350,000 to \$500,000.

Luxury High-Rises & Condos

Upscale high-rise buildings like One Queensridge Place offer a lock-and-leave lifestyle with high-end amenities..

HOA Dues

Approximately \$1,500 per month.

Home Prices

\$300,000 to \$600,000.

Toll Brothers Regency in Summerlin:

This luxury 55+ community features contemporary single-story homes, a state- of-the-art clubhouse, and easy access to Summerlin’s parks, shopping, and dining.

HOA Dues

Approximately \$417 per month.
\$350 for Regency
\$67 Summerlin South



Recreation & Outdoor Activities

Miles of scenic walking and biking trails, community parks, and Red Rock Canyon’s hiking opportunities provide plenty of ways to stay active.

Cultural & Social Scene

The community hosts various social clubs, art galleries, performing arts venues, and a thriving dining scene, including Downtown Summerlin’s upscale restaurants and shopping.

Healthcare Access

Top-notch healthcare facilities, including Summerlin Hospital Medical Center, ensure retirees have access to excellent medical care.

THINGS TO DO IN *Summerlin*



OUTDOOR ADVENTURES

Red Rock Canyon National Conservation Area offers breathtaking hiking and scenic drives.



ENTERTAINMENT & DINING

From fine dining at Downtown Summerlin to live performances at The Smith Center, there's always something happening.



LAS VEGAS BALLPARK

Home to the Las Vegas Aviators, enjoy minor league baseball games in a fantastic setting.



RED ROCK CASINO RESORT & SPA

Offers a variety of entertainment options, including bowling, a luxury movie theater, gaming, and top-tier restaurants.



CASINOS & RESORTS

If you enjoy gaming or resort-style entertainment, Red Rock Casino Resort & Spa offers luxury accommodations, restaurants, and gaming just minutes from home.



SPORTS & FITNESS

Many 55+ communities offer fitness centers, swimming pools, pickleball, and tennis courts for an active lifestyle.

COST OF LIVING & FINANCIAL *Benefits*

Affordable Living Compared to Other Major Cities: Compared to cities like Los Angeles, San Francisco, Chicago, Miami, Sarasota, New York City, and Charleston, Summerlin offers significant financial benefits for retirees.



Los Angeles, CA

The cost of living in LA is nearly 50% higher than in Las Vegas, with home prices averaging over \$900,000 compared to Summerlin's much more affordable range. Additionally, California's state income tax can reach as high as 13.3%, whereas Nevada has no state income tax.



San Francisco, CA

One of the most expensive cities in the U.S., San Francisco's median home price exceeds \$1.2 million, while Summerlin offers luxury living at a fraction of the cost. Daily expenses, from groceries to entertainment, are significantly lower in Las Vegas.



Chicago, IL

While property prices in Chicago are somewhat comparable, Illinois has high property and state income taxes. Las Vegas provides a tax-friendly alternative with lower utility costs and HOA fees.



Miami, FL & Sarasota, FL

Florida, like Nevada, has no state income tax, but home prices in Miami and Sarasota have surged in recent years. Additionally, Las Vegas offers a lower hurricane risk and more predictable weather compared to Florida's high insurance costs due to storms.



New York, NY

The cost of living in New York City is nearly double that of Las Vegas, with sky-high property prices, rents, and taxes. Retirees moving to Summerlin can enjoy a luxurious lifestyle at a fraction of the cost.



Charleston, SC

Charleston offers a beautiful coastal lifestyle but comes with increasing home prices and higher property taxes than Las Vegas. Additionally, Nevada's lack of income tax makes it a better long-term financial decision.

No State Income Tax

Nevada is a tax-friendly state for retirees, with no income tax on Social Security benefits, pensions, or withdrawals from retirement accounts.

Lower Property Taxes

Compared to states like California, Illinois, and New York, property taxes in Summerlin are relatively low, making homeownership more affordable.

HOA Fees

Depending on the community, HOA fees can range from moderate to luxury-level pricing but often include extensive amenities and maintenance services.

Lower Utility Costs

Nevada's mild winters help keep heating costs low, and many newer homes are built with energy-efficient features to help reduce monthly expenses.

Access to Discounts

Many local businesses, entertainment venues, and restaurants offer senior discounts, helping retirees maximize their budget while enjoying all that Las Vegas has to offer.

Affordable Living Compared to Other States

Las Vegas has a lower overall cost of living compared to many major metropolitan areas, especially for retirees coming from high-cost states like California and New York.



Cost LAS VEGAS OF LIVING

CITY	COMPOSITE INDEX	GROCERIES	HOUSING	UTILITIES	TRANSPOR-TATION	HEALTHC ARE
Las Vegas, NV	105.00	101.60	108.00	90.00	104.00	106.00
Albuquerque, NM	97.00	97.20	90.00	100.00	94.00	96.00
Denver, CO	127.50	98.30	185.00	94.00	97.00	107.00
Los Angeles/ Long Beach, CA	166.20	95.50	314.00	110.00	102.00	93.00
Phoenix/ Mesa, AZ	99.40	98.60	103.00	98.00	101.00	95.00
Reno,,NV	116.90	100.50	158.00	79.00	106.00	97.00
Salt Lake City, UT	108.00	94.40	133.00	82.00	100.00	95.00
San Diego, CA	166.00	106.80	292.00	101.00	112.00	111.00

Composite Index: This measures differences in the cost of living among urban areas. The relative price levels for all participating areas equals 100, which is the national average. Each area’s index is a percentage of the national average.

Grocery Items: Meat, dairy products, produce, bakery products, tobacco, miscellaneous

Housing: Rent for 950 sq. ft. apartment, monthly principal of 1800 sq. ft. house

Utilities: Electricity, gas, water, other energy sources

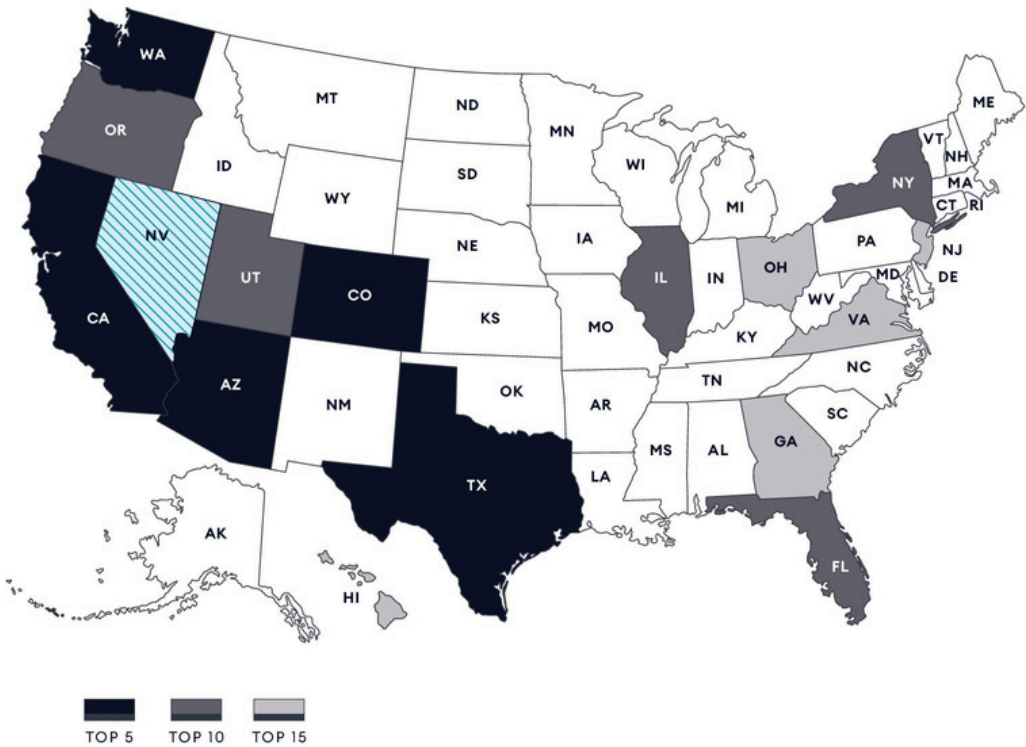
Transportation: Commuter fare, automobile maintenance, gasoline

Tax Rates MAJOR IN NEVADA

CORPORATE INCOME	FEDERAL ONLY
ESTATE FEES	FEDERAL ONLY
GIFT/ INHERITANCE	FEDERAL ONLY
FRANCHISE	NONE
INCORPORATION FEES	GRADUATED FEES BASED ON TOTAL SHARES MAX NOT TO EXCEED \$25,000
INTANGIBLE	NONE
INVENTORY	NONE
PERSONAL INCOME	FEDERAL ONLY
SALES	6.8% + 1.4 IN CLARK COUNTY
PROPERTY	\$1.95 PER \$100 OF VALUE (ADD \$.60 IN CLARK COUNTY)
UNEMPLOYMENT INS.	3% - 5.4%
WORKER'S COMPENSATION	VARIES BY INCOME LOSS AND SEVERITY OF INJURY
UNITARY	NONE

TOP 10 LAS VEGAS LOCAL MIGRATORY *Markets*

TOP LAS VEGAS
MIGRATION STATES



TOP 10 LAS VEGAS
LOCAL MIGRATORY
MARKETS

Rank	County of Origin	State	% of Inflow
1	Los Angeles County	CA	14.6%
2	Orange County	CA	4.3%
3	San Bernardino County	CA	4.1%
4	San Diego County	CA	3.9%
5	Riverside County	CA	3.6%

Rank	County of Origin	State	% of Inflow
6	Honolulu County	HI	3%
7	Maricopa County	AZ	2.7%
8	Cook County	IL	1.7%
9	Santa Clara County	CA	1.6%
10	Alameda County	CA	1.6%

LOCAL MIGRATORY MARKET COMPARATIVE ECONOMIC DATA

	Las Vegas	Los Angeles	San Diego	San Francisco	Riverside	Chicago	Phoenix
Payroll Tax	1.17%	6.6%	6.6%	6.6%	6.6%	4.95%	5.1%
Corporate Income Tax Rate (Top Bracket)	0%	8.84%	8.84%	8.84%	8.84%	9.5%	4.9%
Individual Income Tax Rate (Top Bracket)	0%	13.3%	13.3%	13.3%	13.3%	4.95%	2.5%
Sales Tax Rate (State Minimum)	6.85%	7.25%	7.25%	7.25%	7.25%	6.25%	5.6%
Property Tax Rate	0.59%	0.75%	0.75%	0.75%	0.75%	2.05%	0.63%
Cost of Living Index	99.7	148.6	145.6	167.4	116.1	115.0	107.3
Housing Opportunity Index	14.2	2.7	4.0	5.7	11.0	52.0	21.7

HOW TO MAKE THE

Move

1

VISIT & EXPLORE

Spend time in Summerlin to get a feel for different neighborhoods.

3

DOWNSIZE & SIMPLIFY

If you're moving from a larger home, consider downsizing to a more manageable property.

2

WORK WITH A LOCAL EXPERT

A local real estate professional (like myself!) can help you find the perfect home that fits your lifestyle and budget.

4

PLAN YOUR FINANCES

Meet with a financial planner to ensure your retirement budget aligns with your desired lifestyle in Summerlin.

5

JOIN THE COMMUNITY

Get involved in clubs, social groups, and community events to start making connections.



UTILITY Providers

	UTILITY PROVIDERS	SERVICE PROVIDER	CONTACT NUMBER
	SEWER	City of Las Vegas	(702) 229-1289
		North Las Vegas	(702) 633-1484
		Henderson	(702) 267-5900
		Boulder city	(702) 293-9244
	ELECTRIC	NV Energy	(702) 402-5555
	WATER	City of Las Vegas	(702) 870-4194
		North Las Vegas	(702) 633-1484
		Henderson	(702) 267-5900
		Boulder city	(702) 293-9244
		Summerlin	(702) 668-8888
	GAS	Southwest Gas Corp	(877) 860-6020
	CABLE + INTERNET	Cox Communication	(702) 383-4000
		Century Link	(702) 244-7400
	DMV		(702) 486-4368





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