



Courtesy rendering

Town homes WITH A VIEW

Christopher Homes to open Vu models *By Buck Wargo*

MacDonald Highlands will have its newest luxury addition by September when Christopher Homes opens its first production product in the community.

Named Vu, it's nothing like what has been built before in MacDonald Highlands – 132 luxury hillside town homes that look like single-family homes. They're paired with single-family homes attached by one wall and have the feel of a single-family home with courtyards and backyards.

Four models are expected to be completed by September and the first residents will be moving in by that time as well, said Erika Geiser, vice president of sales and marketing for Christopher Homes. The name Vu was selected because of the gorgeous views the residents will have of the Strip, city lights, DragonRidge County Club and the surrounding mountains, she said.

The concept and density was dictated by the sloped land to make the project work. It shouldn't be viewed as a typical town home project that has six or more attached units, Geiser said.

Two town home plans are single levels and range from 2,800 square feet to more than 3,000 square feet. There are

two multilevel plans that range from 2,600 square feet to plans with options for more than 3,600 square feet.

The least expensive town home is \$735,000 for a multilevel with two bedrooms and an office that measures 2,639 square feet. There's a version of the multistory that includes a fourth-level penthouse with a base price of \$915,000. It has two bedrooms, a study and the fourth floor that serves as an entertainment room. Lot premiums can add between \$50,000 to \$150,000 to the price and enhancements and upgrades like spas add even more.

The builder is targeting move-up young professionals without children and move-down empty-nesters.

"In the today's luxury market, the buyers that we're building for are buyers that are moving down," Geiser said. "They are living in that 5,000 to 7,000-square-foot custom home, but their kids are grown. They don't need that square footage but don't want to give up the same high design, finishes, amenities and amazing views."

Vu is also attracting interest from young singles and couples who are successful professionals but don't need five or six bedrooms, Geiser said. Two or three bedrooms is plenty for them, she said.

Some 50 to 60 percent of the buyers are Las Vegas residents. The remainder are people



David Reisman Founder and CEO of Christopher Homes J. Christopher Stuhmer and Vice President of Operations Ken Saille in front of Vu luxury town homes under construction in MacDonald Highlands.

moving to Las Vegas or those who will use it as a second or third home, Geiser said.

Ken Saille, vice president of operations for Christopher Homes, said the builder not only focused on the design of the homes but the community and how Vu fits into it. They worked with the natural contours and native landscaping to create a project that was special.

The design was intended to give maximum views from lots. The single-story homes will be put on the downhill side, while the multistory will be on the uphill side, Saille said.

Geiser said there's no other luxury production community built on a hillside like this in Las Vegas.

J. Christopher Stuhmer is founder and CEO of Christopher Homes that was established in 1981. It has built more than 2,500 attached and detached luxury homes its history.