

T H E  
CANYON  
a t a s c a y a

---

## Community Features

- Striking desert contemporary homes ranging from 3 to 4 bedrooms
- Designed and built by Blue Heron, each home within The Canyon at Ascaya is crafted to celebrate the builder's reputable design and standards of quality and excellence with lock-and-leave ease
- Guard-gated community with 24-hour security
- Located within the private community of Ascaya, in the foothills above Henderson and 20 minutes from the iconic Las Vegas Strip, The Canyon at Ascaya allows owners to be at the center of one of America's most dynamic regions for entertainment, dining, sports, and innovation

## Residence Features

- 3- and 4-bedroom homes designed by Blue Heron with Vegas Modern™ design details
- 7 distinct floor plans, ranging 3,391 to 4,407-sq-ft
- 1 or 2 guest suites perfect as additional bedroom, office, or den
- Single-story living with seamless flow through kitchen, foyer, and great room
- Sizable covered terraces spanning rear of each home
- Expansive views from living spaces
- Dual primary suites, each with morning bar
- Main primary suites complete with dual water closets, outdoor showers, and oversized closets
- Secondary bedrooms complete with en-suite bathrooms and walk-in closets
- Linear fireplaces in great room and main primary suite
- 12' ceilings in great room, entry, and living spaces
- 10' ceilings in bedrooms
- Motorized 10' pocket doors in great rooms
- Motorized shades in great rooms and primary suites
- Chef's kitchen featuring Sub-Zero and Wolf appliances
- Sub-Zero wine column and glass-enclosed wine display
- Designer fixtures by Brizo, Kohler®, and MTI
- Top-end custom cabinetry and closets with Blum hardware
- Outdoor kitchen complete with Lynx grill
- 2-car or 2.5-car garage for each home
- Abundant storage throughout each residence
- All homes equipped with latest innovations in home technology, automation, and security

---

THECANYONATASCAYA.COM | THECANYON@ASCAYA.COM | 702.978.5800 | ONE ASCAYA BOULEVARD, HENDERSON, NV 89012

Prices, promotions, incentives, features, options, floor plans, elevations, design materials, specifications, community development plans, amenities, schedules, and available homes are subject to change without notice. Square footages and dimensions are approximate only, may vary in actual construction, and should not be relied upon as a representation of the actual or precise size of any home or amenity space. All photographs, artistic renderings, and other depictions of the residence, community, and other features are preliminary and for illustrative and conceptual purposes only. No guarantee is made that the improvements described or illustrated will be constructed, or that if constructed, they will be of the number, type or design described. Model homes and depictions of people do not reflect racial preference. Windows, decks, doors, and other design features vary in the community. Views are not guaranteed. Actual views may vary and change in the future. Site plans and maps are not to scale and are for relative location purposes only. School and school district information is subject to change over time. No warranty or guarantee is made that any particular school or school district will serve the community. Information provided does not constitute an offer to sell nor a solicitation of an offer to purchase real property. Further, nothing herein is intended to be an offer to sell nor a solicitation of offers to buy real estate by residents of any state in which registration is required but in which registration has not been made. The Agency NRED #B.1002525.CORP ©

THE  
CANYON  
at ascaya

---

## Services & Amenities

### THE CANYON AT ASCAYA: EXCLUSIVE AMENITIES

- 5 Pools, each with an 8-person spa and surrounded by large communal areas with incredible views, feature seating, accent lighting, and full outdoor kitchens
- 2 Wellness parks, each featuring rejuvenation and fitness offerings such as a yoga deck, meditation space, sauna, and cold plunge
- Walking paths that connect to Ascaya's trails

### ASCAYA AMENITIES

#### Ascaya Clubhouse

- 23,000-sq-ft Ascaya Clubhouse with expansive views of the Las Vegas Valley
- 3,000-sq-ft, state-of-the-art fitness center with movement studio and designer-finished locker rooms
- 8,000-sq-ft, cabana-lined community pool with 50-meter swim lanes
- Tennis and pickleball pavilion
- Private wellness and exclusively curated health classes
- Brunch, lunch, and happy hour dining, along with catering, takeaway, and seasonal menus

#### Family Park

- 2-acre Family Park, set amid desert-inspired sculptures and lush surroundings
- Features multiple play structures, lawn games area, putting green, splash pad, and dog park

#### Community

- Dedicated trail loop comprising Ascaya and Cloud Chaser trails, ideal for casual stroll to the park or hearty hike through the community
- Nestled in southwestern landscape of uninterrupted vistas, natural paths, varying terrain, and a mix of trees and shrubs to foster a feeling of oneness with nature
- Nearby access to outdoor pursuits, such as hiking and biking in Sloan Canyon or Red Rock Canyon as well as boating and swimming at Lake Mead

---

THECANYONATASCAYA.COM | THECANYON@ASCAYA.COM | 702.978.5800 | ONE ASCAYA BOULEVARD, HENDERSON, NV 89012

Prices, promotions, incentives, features, options, floor plans, elevations, design materials, specifications, community development plans, amenities, schedules, and available homes are subject to change without notice. Square footages and dimensions are approximate only, may vary in actual construction, and should not be relied upon as a representation of the actual or precise size of any home or amenity space. All photographs, artistic renderings, and other depictions of the residence, community, and other features are preliminary and for illustrative and conceptual purposes only. No guarantee is made that the improvements described or illustrated will be constructed, or that if constructed, they will be of the number, type or design described. Model homes and depictions of people do not reflect racial preference. Windows, decks, doors, and other design features vary in the community. Views are not guaranteed. Actual views may vary and change in the future. Site plans and maps are not to scale and are for relative location purposes only. School and school district information is subject to change over time. No warranty or guarantee is made that any particular school or school district will serve the community. Information provided does not constitute an offer to sell nor a solicitation of an offer to purchase real property. Further, nothing herein is intended to be an offer to sell nor a solicitation of offers to buy real estate by residents of any state in which registration is required but in which registration has not been made. The Agency NRED #B.1002525.CORP ©