

# THE CANYON

## RESIDENCES

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### Community Features

- Striking desert contemporary homes ranging from 3 to 4 bedrooms
- Designed and built by Blue Heron, each home within The Canyon Residences 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 Residences allow 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 approximately 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 with a bar feature
- Sizable covered terraces spanning rear of each home
- Expansive views from living spaces
- Dual primary suites
- Main primary suites complete with dual water closets, morning bar, 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 a Crestron system for innovative home technology, automation, and security

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## Services & Amenities

### THE CANYON RESIDENCES: EXCLUSIVE AMENITIES

- 5 Pools, each with an 8-person spa and surrounded by large communal areas with incredible views, feature seating, and accent lighting
- 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

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