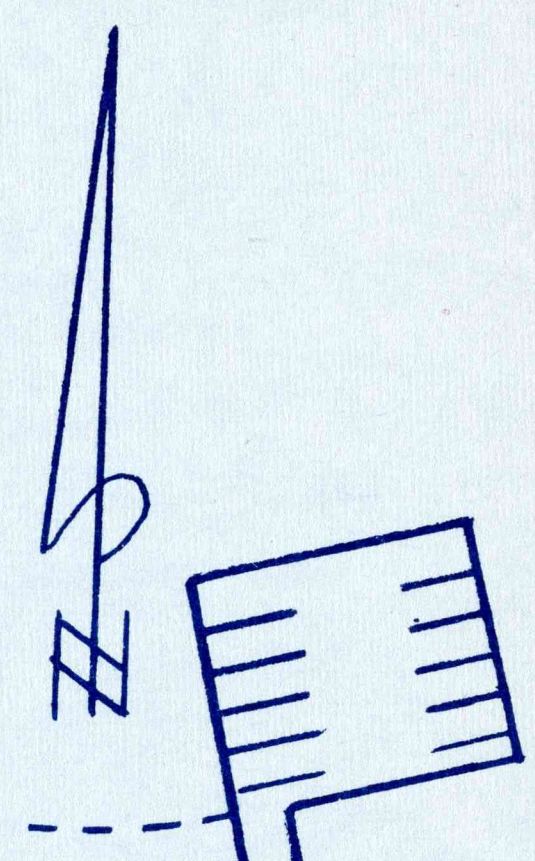


NEW WORLD AVENUE

WINTERWOOD NEW WORLD
UNIT No. 1



VILLAGE DRIVE

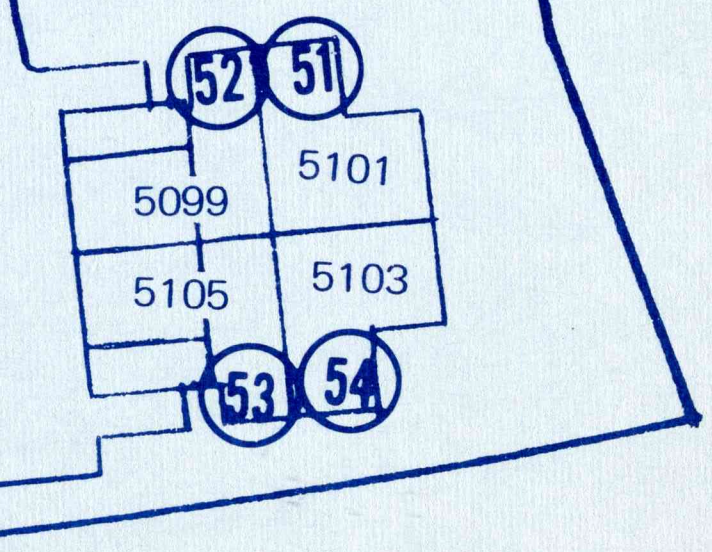
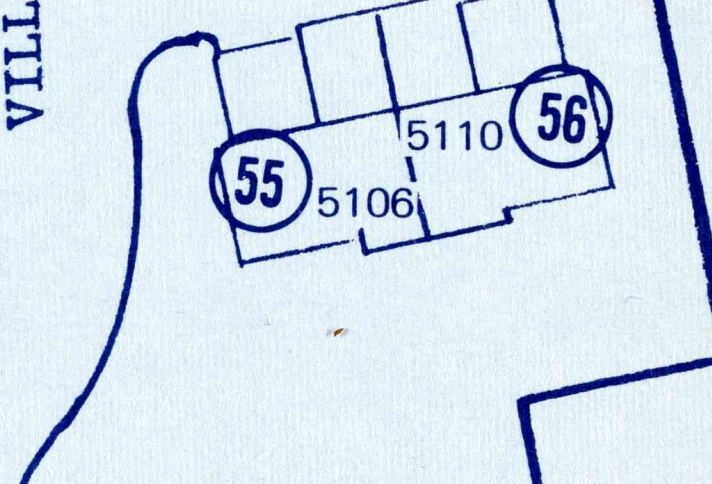
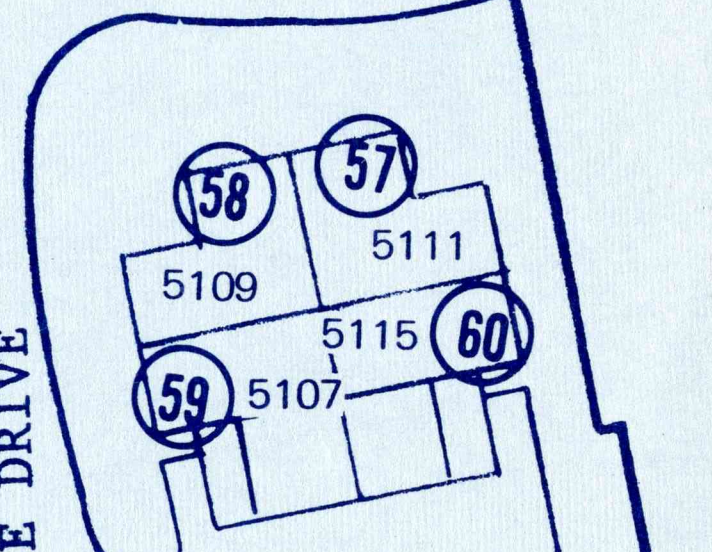
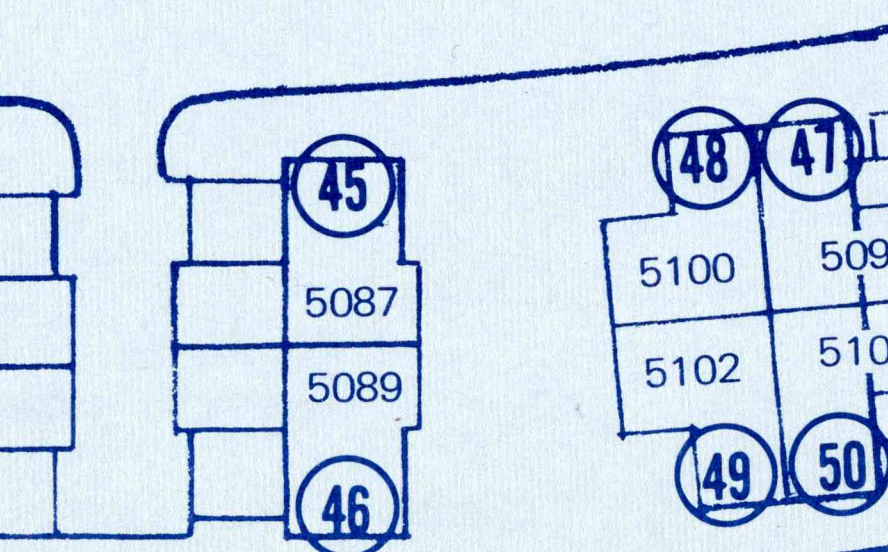
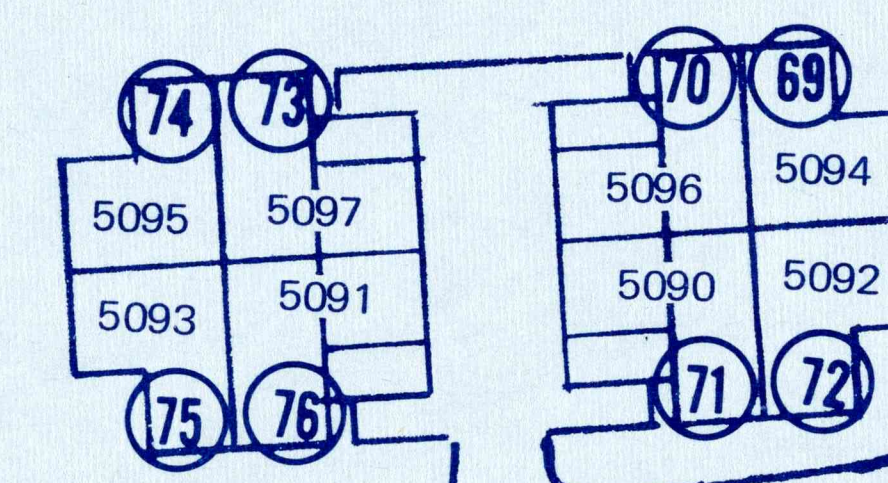
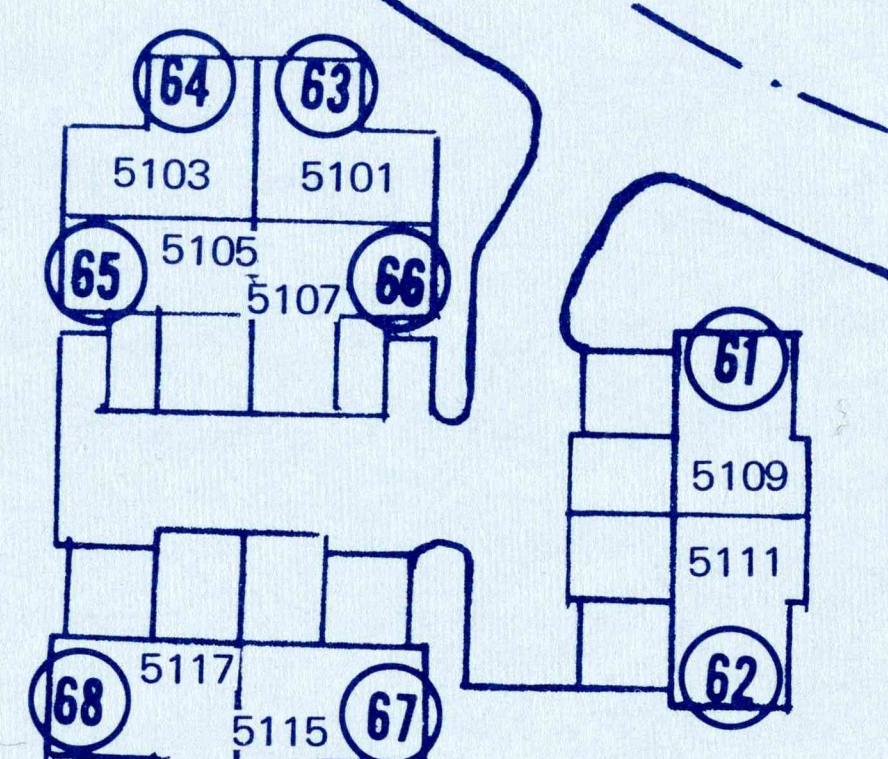
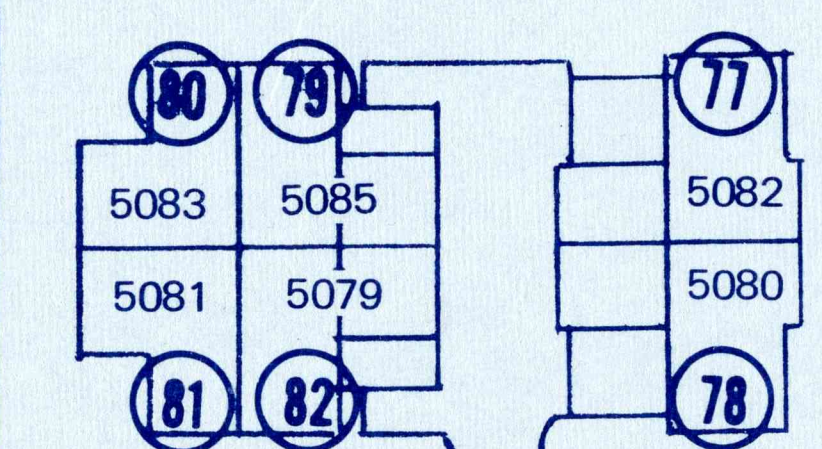
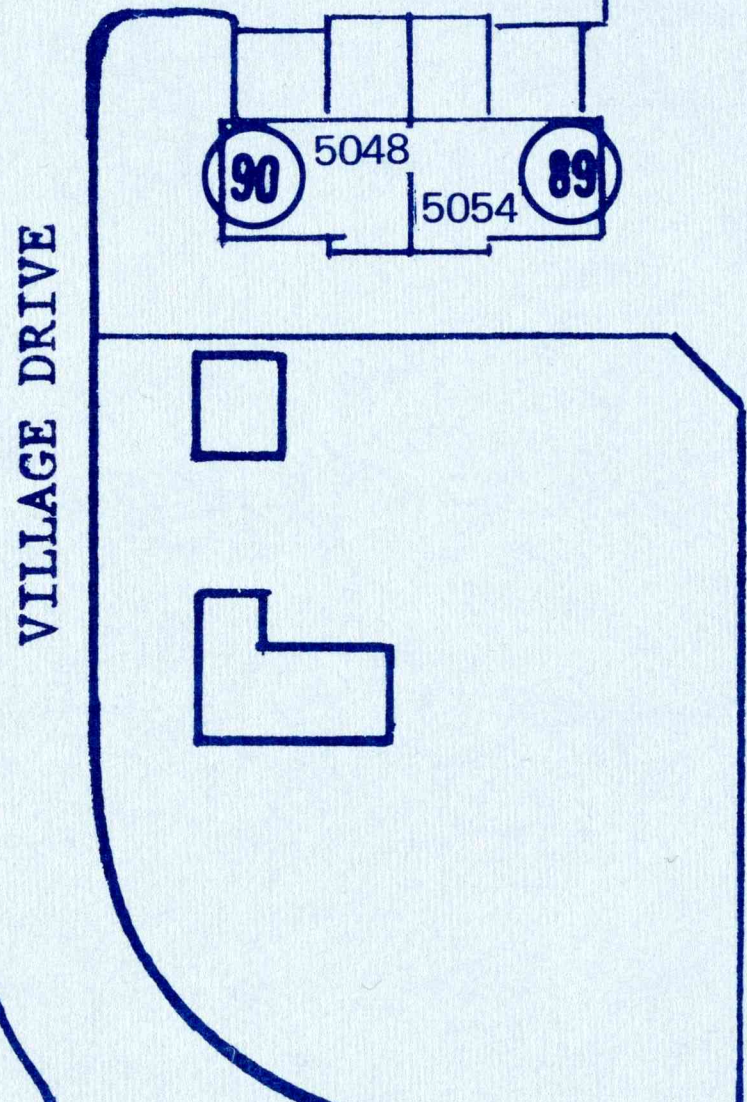
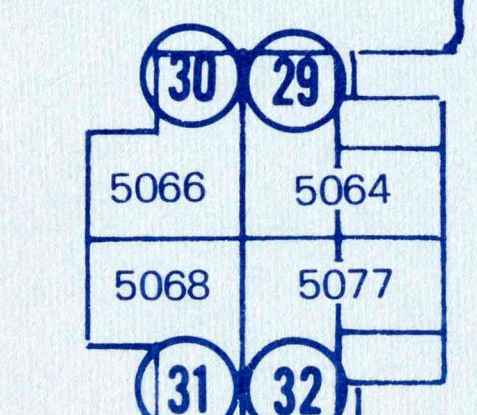
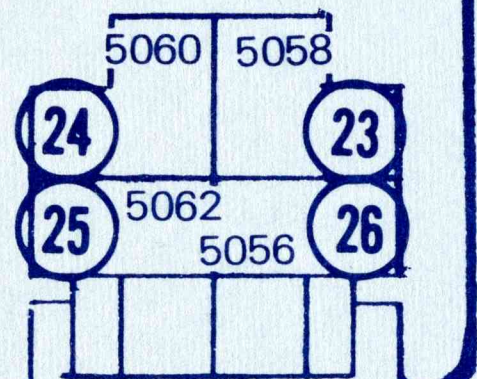
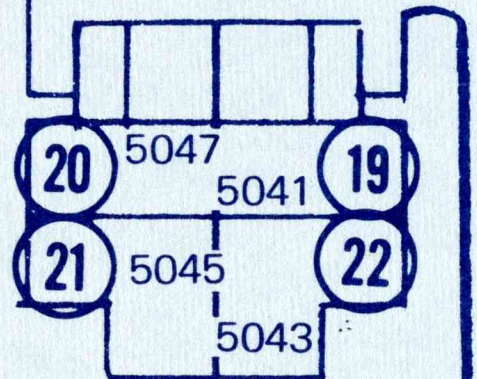
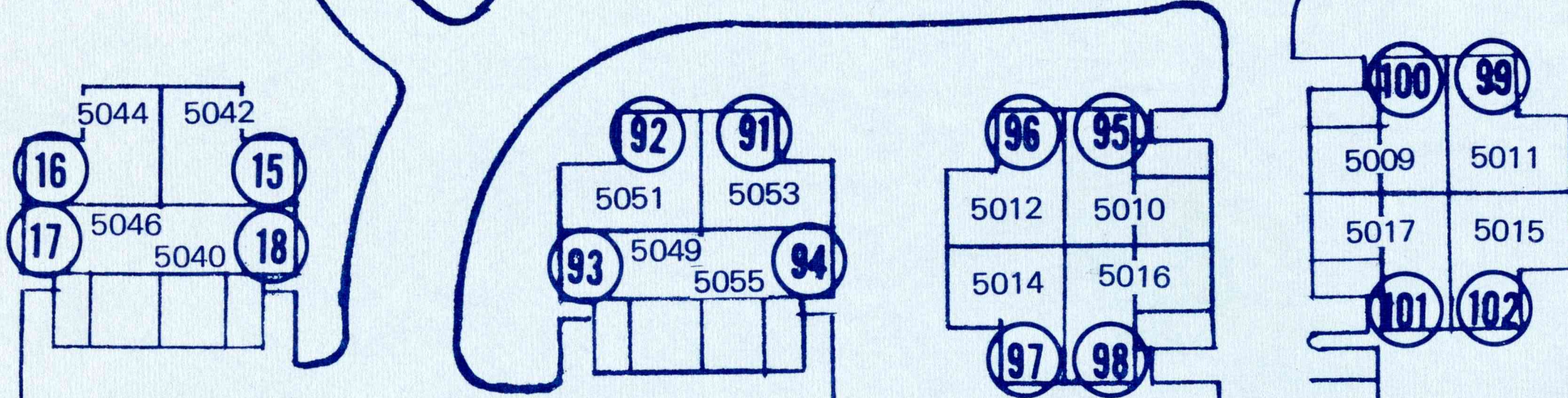
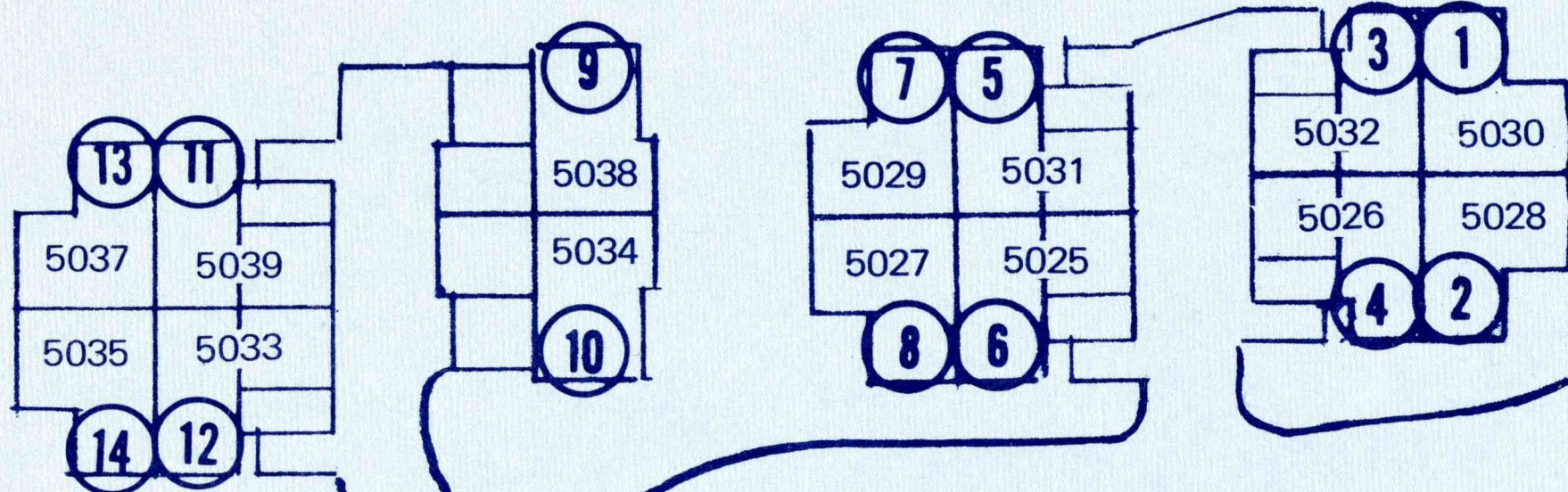
RENAULT AVENUE

VILLAGE DRIVE

VILLAGE DRIVE

VILLAGE DRIVE

NELLIS BOULEVARD



Winterwood New World

By ROSSMOOR & PARADISE DEVELOPMENT COMPANY

5069 Village Drive

Las Vegas, Nevada 89105

Phone No. (702) 457-3232

VISITOR INFORMATION

CONDOMINIUMS

Planned Community—fully landscaped, fenced patios, and recreational facilities.

22 PLAN	2 Bedroom, 1 Bath	from \$21,590*
24 PLAN	3 Bedroom, 1-1/2 Bath	from \$25,500*
01 PLAN	3 Bedroom, 2 Bath	from \$26,990*

*Represents base price of finished home. Your sales counselor will be pleased to help you select from available options in order to have your home meet your individual needs.

Please Ask For:

Your Sales Counselor

WINTERWOOD--NEW WORLD

	PLAN	SIZE	UNIT #1 PRICE	TOTAL CASH REQUIRED	MO. PAYMENT including TAXES & INS. *
F.H.A.					
<u>LOANS</u>	22	2Bdrms-1bath	\$21,590	\$1,340.00	\$182.00*
	24	3Bdrms-1½baths	\$25,500	\$1,850.00	\$210.00*
	01	3-Bdrms-2baths	\$26,990	\$2,190.00	\$221.00*

V.A.					
<u>LOANS</u>	22	2Bdrms-1bath	\$21,590.00	\$249.00	\$178.00*
	24	3Bdrms-1½baths	\$25,500.00	\$349.00	\$209.00*
	01	3-Bdrms-2baths	\$26,990.00	\$399.00	\$220.00*

VA/FHA					
<u>LOANS</u>	22	2Bdrms-1bath	\$21,590.00	\$ 940.00	\$185.00*
	24	3Bdrms-1½baths	\$25,500.00	\$1,350.00	\$214.00*
	01	3-Bdrms-2baths	\$26,990.00	\$1,640.00	\$224.00*

NOTE: UNDER THE TERMS THE TOTAL CASH REQUIRED INCLUDES CLOSING COSTS AND IMPOUNDS.

*THERE WILL BE A MONTHLY MAINTENANCE FEE OF \$38.00 PER MONTH ADDED TO THE ABOVE PAYMENTS AND THIS WILL INCLUDE YOUR TRASH HAULING, SEWER FEE, PLUS ALL THE WATER YOU WILL USE IN YOUR HOME, THEREFORE THE ONLY UTILITY BILL YOU WILL HAVE IS YOUR ELECTRIC BILL, AND YOUR TELEPHONE BILL.

STANDARD 100% NYLON CARPETING IS INCLUDED IN LIVING ROOM, HALLS, AND ALL BEDROOMS.

THE FOLLOWING OPTIONAL ITEMS ARE AVAILABLE:

- 1---SHAG CARPETING.
- 2---MIRRORED WARDROBE DOORS.

CONVENTIONAL TERMS ARE AVAILABLE WITH 5% DOWN PAYMENT. PLEASE ASK SALES REPRESENTATIVE FOR COMPLETE DETAILS.

MONTEREY

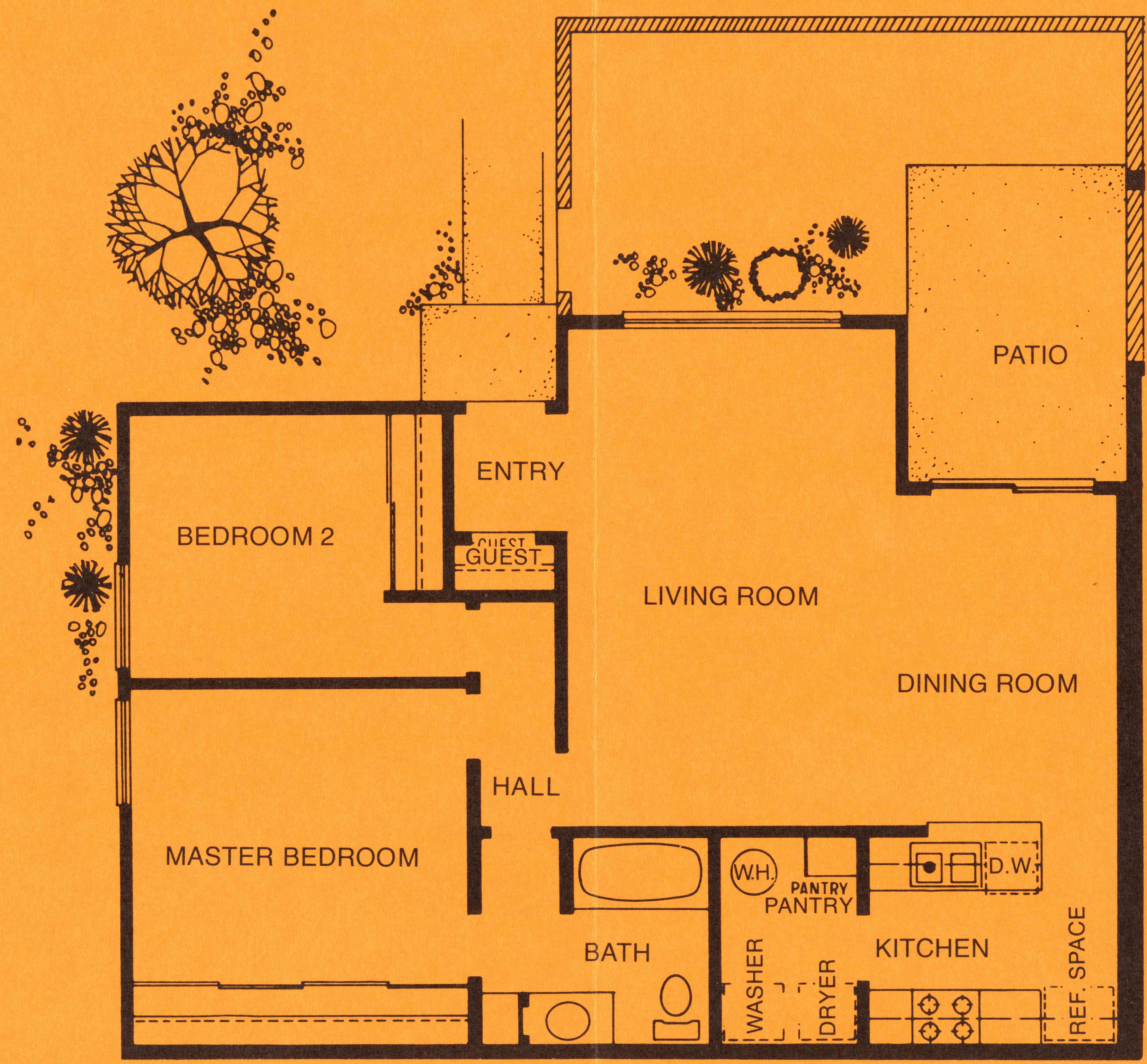


PLAN 22

ARTIST'S RENDERINGS

Winterwood
New WorldTM

By ROSSMOOR & PARADISE DEVELOPMENT COMPANY



Sq Ft 923

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Room sizes shown are approximate only. Normal construction practices may result in minor dimensional variances.

FEATURES

GENERAL FEATURES:

- (1) Fully insulated ceiling and exterior walls.
- (2) Specially constructed insulated "SoundStop" party walls, for sound protection.
- (3) Acoustic-type ceilings.
- (4) Generous linen and utility closets.
- (5) Convenient entryway closets.
- (6) Sliding windows and doors of carefree aluminum, complete with screens featuring weather resistant construction.
- (7) FHA/VA approved prime quality exterior/interior paints and stains.
- (8) Garages with generous storage areas and concrete floors.
- (9) Underground utilities; streets, sewers, walks in and paid for.
- (10) Pre-wired telephone service.
- (11) Custom designed exteriors.
- (12) Aluminum thresholds.
- (13) Individual masonry patio walls.

SLEEPING AREAS:

- (1) Luxury-sized master suites.
- (2) Generous sized secondary bedrooms.
- (3) Pre-wired telephone outlet in master suite.
- (4) Spacious wardrobes.

LIVING AREAS:

- (1) Pre-wired television outlet.
- (2) Wall-to-wall carpeting to meet FHA/VA specifications, ~~except for kitchen and bath.~~
- (3) Carefree aluminum sliding glass doors with tempered safety glass to patio.
- (4) Decorator-selected lighting fixture in dining area.
- (5) Electric door chime.

KITCHENS:

- (1) Builder-selected custom cabinets with prime quality finishes.
- (2) Choice of decorator-selected vinyl asbestos floor tile designs.
- (3) Gaffers and Sattler electric range and oven with decorator doors.
- (4) Gaffers and Sattler waste disposals.
- (5) Gaffers and Sattler electric exhaust hood for oven and range.
- (6) Gaffers and Sattler electric dishwasher.
- (7) Double kitchen sinks.
- (8) Formica counter tops.

BATHROOMS:

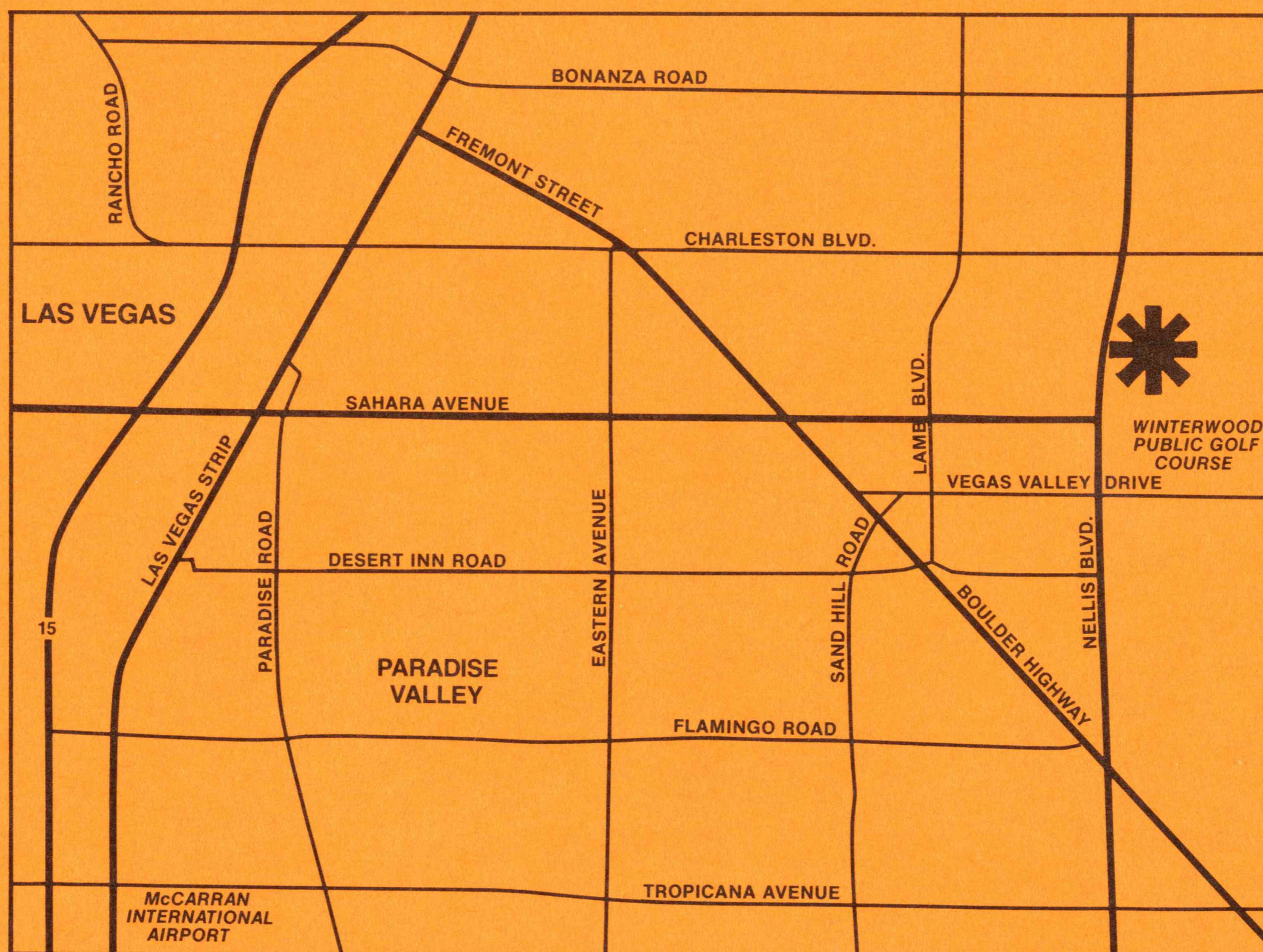
- (1) Choice of decorator-selected vinyl asbestos floor tile designs.
- (2) Finest quality chrome fixtures.
- (3) Large mirror of contemporary design.
- (4) Advanced-concept tubs and showers.
- (5) Beautiful custom-finished pullmans with one piece cultured marble tops and lavatories.

SERVICE AREAS:

- (1) 40-gallon glass lined water heating with manufacturer's 5-year warranty.
- (2) Heating and air conditioning at no optional cost.
- (3) Water and drain connections for automatic washers.
- (4) 220-volt circuit for clothes dryer.

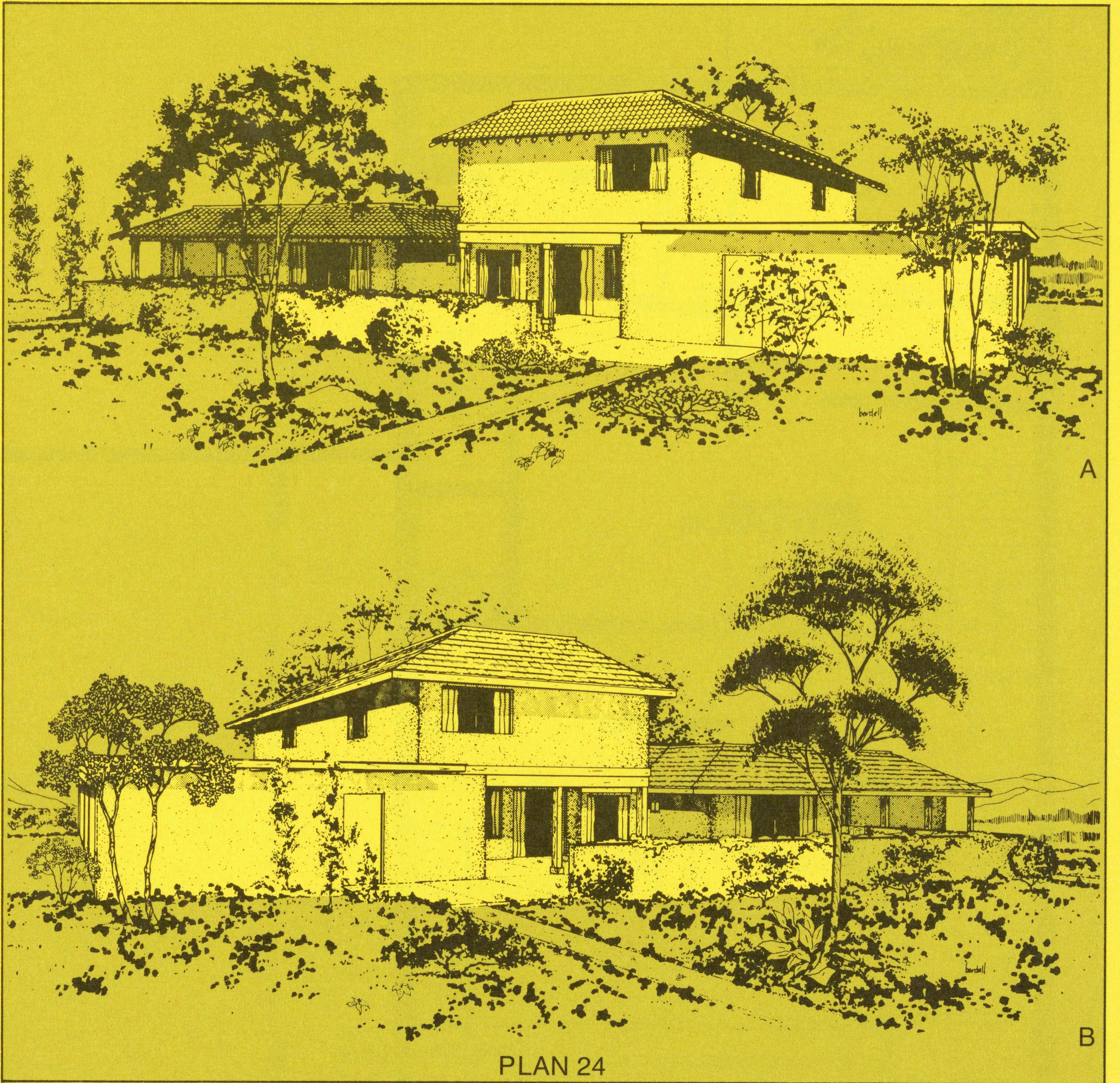
COMMUNITY FEATURES:

- (1) Swimming pool and cabana (including shower and bathroom).
- (2) Barbecues (gas).
- (3) Playground.
- (4) Separate tot lot.
- (5) Landscaping and exterior maintenance of dwellings by professional management.



Winterwood
New WorldTM
 By ROSSMOOR & PARADISE DEVELOPMENT COMPANY

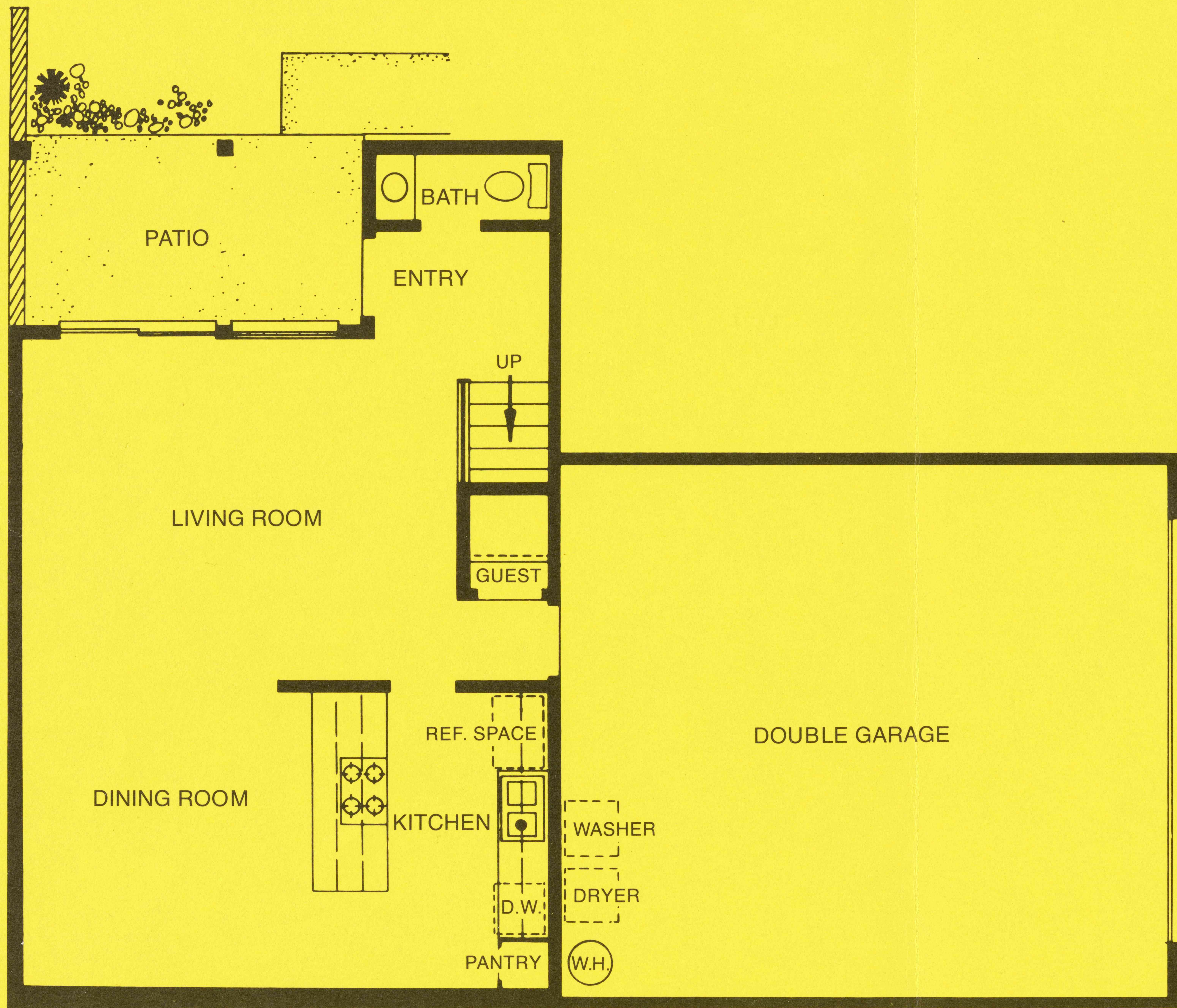
SEDONA



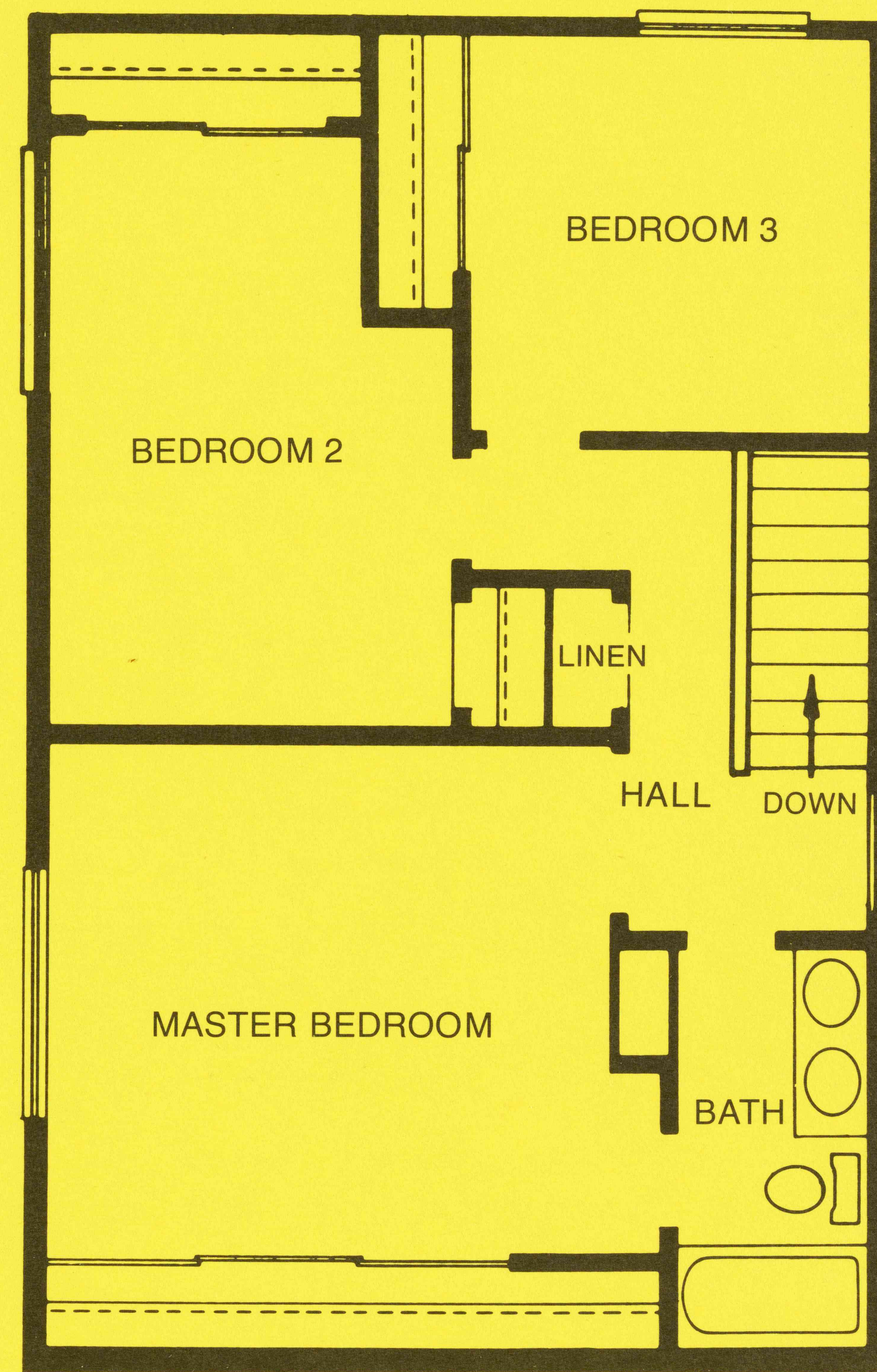
PLAN 24

ARTIST'S RENDERINGS

Winterwood
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FIRST FLOOR



SECOND FLOOR

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Sq Ft 1,300

FEATURES

GENERAL FEATURES:

- (1) Fully insulated ceiling and exterior walls.
- (2) Specially constructed insulated "SoundStop" party walls, for sound protection.
- (3) Acoustic-type ceilings.
- (4) Generous linen and utility closets.
- (5) Convenient entryway closets.
- (6) Sliding windows and doors of carefree aluminum, complete with screens featuring weather resistant construction.
- (7) FHA/VA approved prime quality exterior/interior paints and stains.
- (8) Garages with generous storage areas and concrete floors.
- (9) Underground utilities; streets, sewers, walks in and paid for.
- (10) Pre-wired telephone service.
- (11) Custom designed exteriors.
- (12) Aluminum thresholds.
- (13) Individual masonry patio walls.

SLEEPING AREAS:

- (1) Luxury-sized master suites.
- (2) Generous sized secondary bedrooms.
- (3) Pre-wired telephone outlet in master suite.
- (4) Spacious wardrobes.

LIVING AREAS:

- (1) Pre-wired television outlet.
- (2) Wall-to-wall carpeting to meet FHA/VA specifications, e~~tc.~~
- (3) Carefree aluminum sliding glass doors with tempered safety glass to patio.
- (4) Decorator-selected lighting fixture in dining area.
- (5) Electric door chime.

KITCHENS:

- (1) Builder-selected custom cabinets with prime quality finishes.
- (2) Choice of decorator-selected vinyl asbestos floor tile designs.
- (3) Gaffers and Sattler electric range and oven with decorator doors.
- (4) Gaffers and Sattler waste disposals.
- (5) Gaffers and Sattler electric exhaust hood for oven and range.
- (6) Gaffers and Sattler electric dishwasher.
- (7) Double kitchen sinks.
- (8) Formica counter tops.

BATHROOMS:

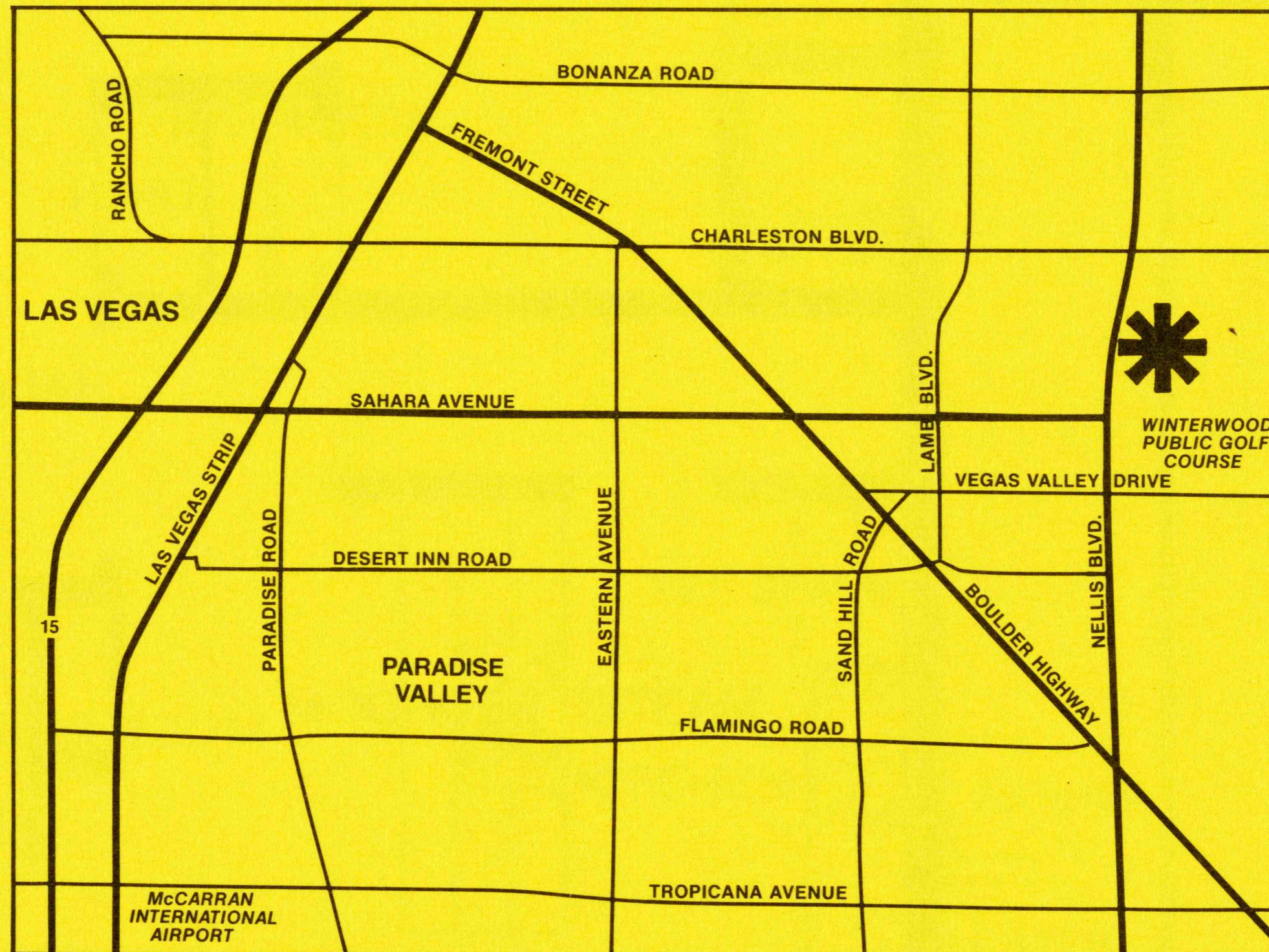
- (1) Choice of decorator-selected vinyl asbestos floor tile designs.
- (2) Finest quality chrome fixtures.
- (3) Large mirror of contemporary design.
- (4) Advanced-concept tubs and showers.
- (5) Beautiful custom-finished pullmans with one piece cultured marble tops and lavatories.

SERVICE AREAS:

- (1) 40-gallon glass lined water heating with manufacturer's 5-year warranty.
- (2) Heating and air conditioning at no optional cost.
- (3) Water and drain connections for automatic washers.
- (4) 220-volt circuit for clothes dryer.

COMMUNITY FEATURES:

- (1) Swimming pool and cabana (including shower and bathroom).
- (2) Barbecues (gas).
- (3) Playground.
- (4) Separate tot lot.
- (5) Landscaping and exterior maintenance of dwellings by professional management.



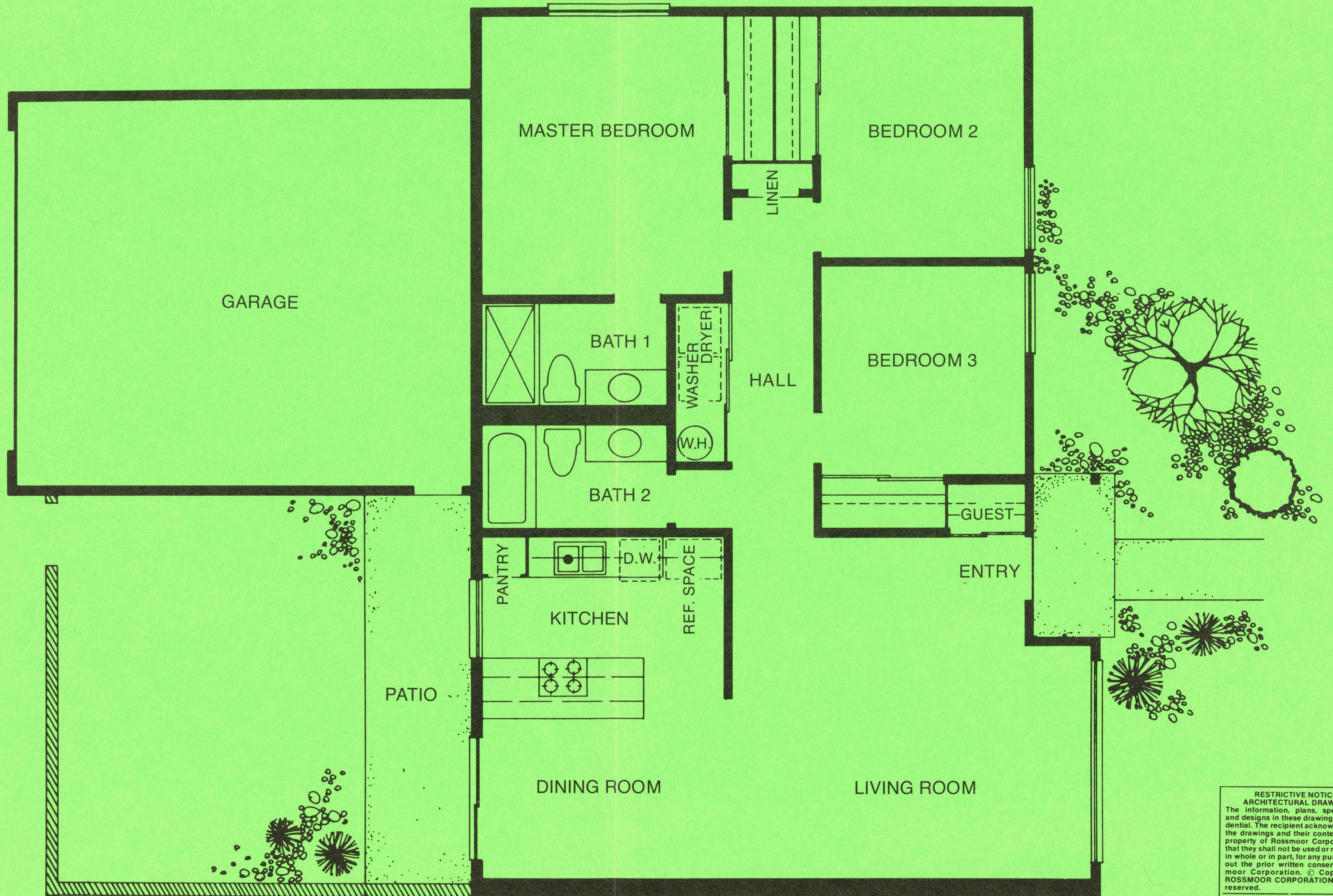
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CARMEL



ARTIST'S RENDERINGS

Winterwood
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PLAN 01

sq ft 1231

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FEATURES

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- (6) Sliding windows and doors of carefree aluminum, complete with screens featuring weather resistant construction.
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- (8) Garages with generous storage areas and concrete floors.
- (9) Underground utilities; streets, sewers, walks in and paid for.
- (10) Pre-wired telephone service.
- (11) Custom designed exteriors.
- (12) Aluminum thresholds.
- (13) Individual masonry patio walls.

SLEEPING AREAS:

- (1) Luxury-sized master suites.
- (2) Generous sized secondary bedrooms.
- (3) Pre-wired telephone outlet in master suite.
- (4) Spacious wardrobes.

LIVING AREAS:

- (1) Pre-wired television outlet.
- (2) Wall-to-wall carpeting to meet FHA/VA specifications, ~~with kitchen area~~.
- (3) Carefree aluminum sliding glass doors with tempered safety glass to patio.
- (4) Decorator-selected lighting fixture in dining area.
- (5) Electric door chime.

KITCHENS:

- (1) Builder-selected custom cabinets with prime quality finishes.
- (2) Choice of decorator-selected vinyl asbestos floor tile designs.
- (3) Gaffers and Sattler electric range and oven with decorator doors.
- (4) Gaffers and Sattler waste disposals.
- (5) Gaffers and Sattler electric exhaust hood for oven and range.
- (6) Gaffers and Sattler electric dishwasher.
- (7) Double kitchen sinks.
- (8) Formica counter tops.

BATHROOMS:

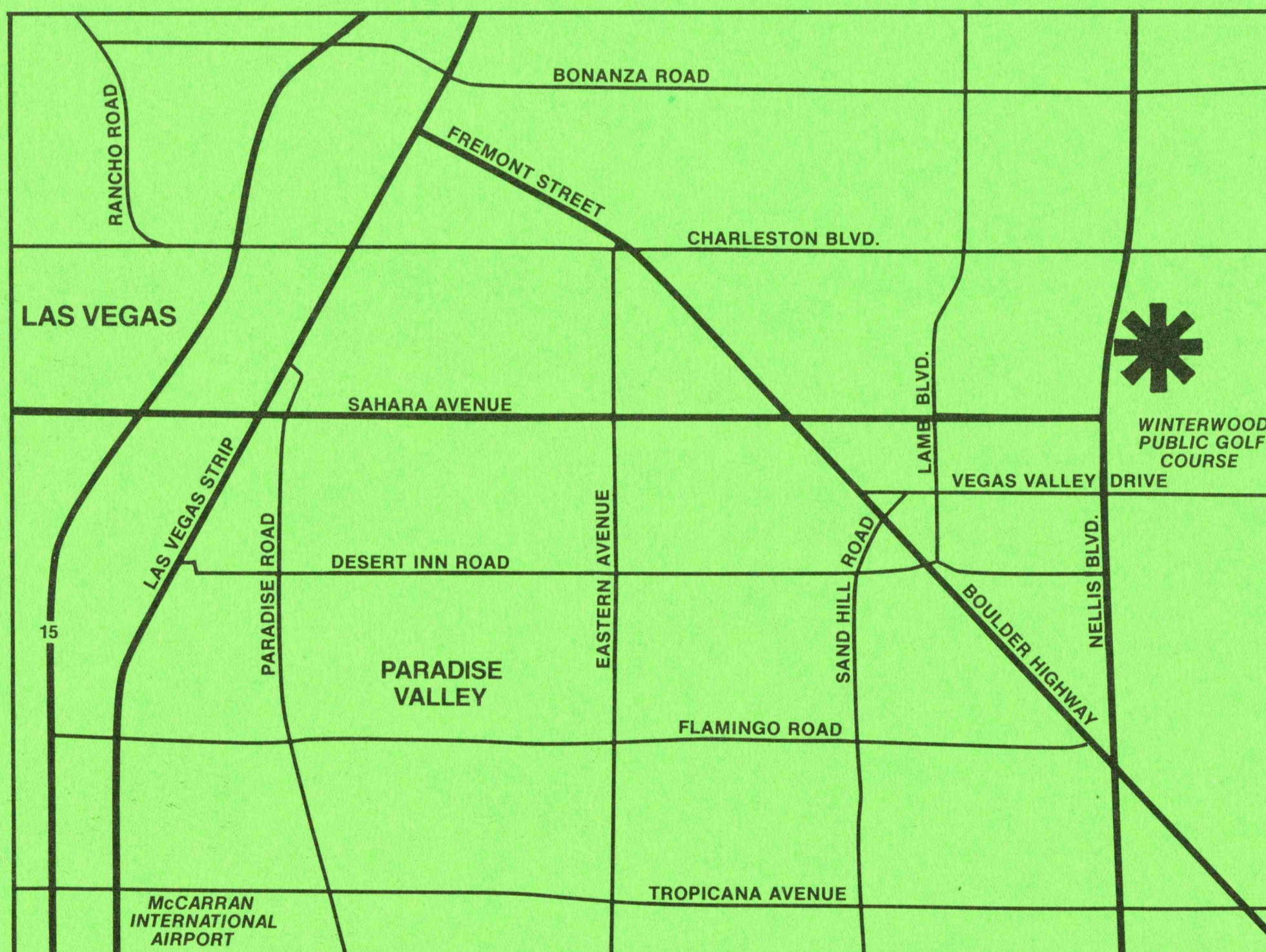
- (1) Choice of decorator-selected vinyl asbestos floor tile designs.
- (2) Finest quality chrome fixtures.
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SERVICE AREAS:

- (1) 40-gallon glass lined water heating with manufacturer's 5-year warranty.
- (2) Heating and air conditioning at no optional cost.
- (3) Water and drain connections for automatic washers.
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COMMUNITY FEATURES:

- (1) Swimming pool and cabana (including shower and bathroom).
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- (4) Separate tot lot.
- (5) Landscaping and exterior maintenance of dwellings by professional management.



Winterwood
New WorldTM
 By ROSSMOOR & PARADISE DEVELOPMENT COMPANY

NEW WORLD AVENUE

WINTERWOOD NEW WORLD
UNIT No. 1



NELLIS BOULEVARD

VILLAGE DRIVE

RENAULT AVENUE

VILLAGE DRIVE

VILLAGE DRIVE

VILLAGE DRIVE

