

This mansion in The Ridges in Summerlin sold for \$11.4 million on March 28. It was the No. 1 sale in March, which has turned out to be a record-setting month, with 196 home sales of at least \$1 million. Simply Vegas

## March sets record for luxury real estate

### Home in The Ridges tops list at \$11.4M

By **Buck Wargo**  
 Real Estate Millions

Las Vegas set an all-time record in March for luxury home sales of \$1 million and higher, led by an \$11.4 million sale in Summerlin that has a mystery buyer, which has a lot of people speculating about their identity.

The March 28 purchase of the home with a \$35,000 tub in the master bedroom was the No. 1 sale out of the 196 homes of \$1 million and higher sold in March, according to Forrester Barbee, corporate broker for Berkshire Hathaway HomeService California, Arizona and Nevada Properties.

The Hawk Ridge Drive home built in 2018 but not completed until 2021 was listed for \$11.9 million before it closed at \$11.4 million, according to the Multiple Listing Service. Highlands LLC is listed as the buyer, according to Clark County property records.

The listing agent of the home, Gavin Erstone, broker-owner of Simply Vegas, won't comment on the buyer nor provide any details of the sale, in which there was no buyer's agent, according to the MLS. Erstone would only say the buyer was represented by an out-of-state attorney.

The previous owners were Mike and Linda Huhn, who were profiled previously by [Real Estate Millions](#).

The Huhns, who sold their Ohio manufacturing business in 2012 and moved to Nevada, sold a mansion in MacDonald Highlands for \$11.25 million in late 2020. They bought the Hawk Ridge Drive property in December 2020 for \$5.7 million, according to Clark County property records.

In early March, there was buzz on social media that spread among national football writers about then-Green Bay Packers star wide receiver Davante Adams purchasing a home in The Ridges in Summerlin, fueling speculation that he would be a Las



The No. 2 sale of the month was the \$8.5 million purchase of a home at Saint Moritz Drive in MacDonald Highlands in Henderson.



The 10,000-square-foot MacDonald Highlands mansion sits on 1.3 acres and features a large pool area.

Vegas Raider or live in Las Vegas in the offseason. Adams was traded by the Packers to the Raiders on March 17 and signed a five-year contract totaling \$141.25 million, averaging \$28.5 million per season.

Mike Huhn said he and his family heard the speculation as well, and are curious who bought their home. He said the buyer was represented

by someone based in New York.

"When the offer came in it was through an LLC, so we've never met the buyer of the house," Huhn said. "We're hoping to. Whoever toured the home came when we weren't there. My son saw it (on social media) and laughed about it. It would be pretty cool if he did buy it. Whoever moved in, moved in a week after we

left. We're still curious and, hopefully, we'll find out sooner than later."

Huhn said the home was previously owned by Richard Haskins, the former president of Red Rock Resorts who died in a July 4, 2020, watercraft accident in Michigan. Huhn said the home was about 75 percent to 80 percent complete when they bought it and put in an additional \$2 million to complete it.

"It's a great house and a great value, especially in this market," Huhn said. "We didn't make a whole lot or anything on our house (in MacDonald Highlands) so it's nice to make a little bit when you sell a house. Our neighbors sold for \$12.5 million. The market is hot, and you have to cash in when you can."

The home features two stories, a basement, an eight-car air-conditioned garage, swimming pool and the \$35,000 tub in the master bedroom. The home measures 10,609 square feet with four bedrooms and 5½ baths.

"My wife picked out different marbles," Huhn said. "She put it in the walnut tub. We added technology and automated the house quite a bit. There were no appliances or bath tubs."

See **LUXURY 3F**

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# Coverings Installation & Design Award winners announced

Coverings (coverings.com), an event for the ceramic tile and natural stone industry in North America, has bestowed (CID) awards for 15 tile and stone projects that showcase

## PROVIDED CONTENT

distinction in creativity, ingenuity and technical achievement. The 2022 award recipients were honored during an awards ceremony and reception April 5 at the Las Vegas Convention Center.

The annual CID Awards program provides an opportunity for designers, architects, builders, installers and others in the tile and stone industry to demonstrate their creative design projects and superior installation craftsmanship.

This year's award winners were recognized and celebrated for their outstanding accomplishments in the design and installation of tile and stone for residential and commercial projects. The awarded projects showcase highly distinctive tile and stone applications, involving tile and stone execution, original usage of materials and overall design and purpose.

"Awarding the winning projects is one of the most exciting highlights at Coverings each year, and we are extremely proud of the winners as well as all of the designers and installers who entered the competition for 2022," said Jennifer Hoff, president of Taffy Event Strategies, the show management company for Coverings. "All of the project submissions clearly illustrate the strong level of dedication and innovation within the tile and stone industry."

Projects were judged by a panel of editors and industry leaders who evaluated the project submissions in terms of seven categorical designations. The categories included Commercial Tile Design, Residential Stone Design, Residential Tile Design, Commercial Stone Installation, Commercial Tile Installation, Residential Stone Installation and Residential Tile Installation.

Projects receiving special recognition were awarded within four categorical destinations, including Artistic Use of Tile, Innovative Use of Tile, Artistic Installation and International.

## 2022 CID Award Winners – Design and Installation

### Commercial Tile Design: Hospitality

Beachcombers Restaurant & Wet Whistle Poolside Bar, LHK design

### Commercial Tile Design: Multi-Family

SOLAIA Condos, Doni Douglas and Skyline Development Group

### Residential Stone Design: Large Budget

Onyx Oasis, SOURCE

### Residential Stone Design: Small Budget

Simply Striped, SOURCE



Coverings  
Tbektu Design + Development, LLC won the Coverings Installation & Design Award for Residential Tile Design: Bathroom for its Retreat from Reality project.

### Residential Tile Design: Whole Project

Casa Mancusi, Mancusi Design, LLC

### Residential Tile Design: Bathroom

Retreat from Reality, Tbektu Design + Development, LLC

### Commercial Stone Installation

Minneapolis Public Service Building, Grazzini Brothers & Co.

### Commercial Tile Installation

7900 Wisconsin Ave., David Allen Co.

### Residential Stone Installation

Visually Stunning Villa, Cox Tile, Inc.

### Residential Tile Installation

Copenhagen at Home, On The Level Flooring

## 2022 CID Award Winners – Special Recognition

### Artistic Use of Tile

Natural Florida, Cherie Bosela of Luna Mosaic Arts

### Innovative Use of Tile

Steppenwolf Theater, Cooperativa Ceramica, d'Imola North America

### Artistic Installation

Woodland Path, Cox Tile, Inc.

### International

— Utopian Rationale: Blessing, Doubles, CARMINE ABATE ARCHITETTO

— PARATY Tapas Bar, Studio Muyelena

The CID Awards are sponsored by TileLetter, TILE Magazine and Contemporary Stone & Tile Design Magazine.

The CID Awards judging panel included Chris Abbate, Novità Communications; Bart Bettiga, NTCA; Scott Carothers, CTEF; Kristin Coleman, Novità Communications; Lori Dolnick, Frank Advertising; Kelly Doyle, Frank Advertising; James McClister, PRODUCTS magazine/Custom Builder magazine; Kathy Meyer, TCNA; Jennifer Quail, HOME+ by aspire; Jennifer Richinelli, BNP Media/Stone World; Nyle Wadford, Neuse



Source won the Coverings Installation & Design Award for a Residential Stone Design: Large Budget for its Onyx Oasis project.

Tile; James Woelfel, Artcraft Granite, Marble and Tile Co.

To learn more about the Coverings Installation & Design (CID) Awards and see the 2022 winning projects, visit [coverings.com/cid-awards](https://coverings.com/cid-awards). For more information about Coverings, visit [coverings.com](https://coverings.com).

Coverings features exhibitors from more than 30 countries and is the stage for introducing some of the most innovative tile and stone products in the world.

Coverings attracts thousands of distributors, retailers, fabricators, contractors, specifiers, architectural and design professionals, builders, real estate developers, as well as journalists, reporters and bloggers who cover the vital tile and stone industry.

Sponsors of the show are Ceramics of Italy/Confindustria Ceramica, Ceramic Tile Manufacturers Association of Spain (ASCER)/Tile of Spain, Tile Council of North America (TCNA), National Tile Contractors Association (NTCA) and Ceramic Tile Distributors Association (CTDA). The show is managed by Taffy Event Strategies, LLC.



BARBARA HOLLAND  
ASSOCIATION Q&A

## HOA likely can't charge investors for tenant problems

**Q: I live in an association where over 57 percent of the units are not owner occupied. Tenants are not complying with the homeowners association's rules and regulations.**

**Their children run all over the community unsupervised and are destroying our landscaping and sprinklers and leaving trash all over the community. They are not picking up their dog poop and leave trash all over the community grounds.**

**Can the HOA charge owners who rent their units a higher monthly HOA fee to cover the increased cost to repair our landscaping, pick up the trash and dog poop? Imposing fines on the landlords does not resolve the problem as we cannot force the landlords to pay the fines.**

**We have raised our monthly HOA fees, however, owner occupants should not be burdened by the raise due to damage caused by tenants. Landlords are able to better absorb an increased monthly HOA fee as they can raise their rent. Many of the owner occupants are retirees who cannot absorb the higher monthly fees.**

**I look forward to hearing your response.**

**A:** Per Nevada Revised Statute 116.3115 (4a), it states that any common expense benefiting a few units or their owners, including, without limitation, common expenses may be assessed exclusively against the units or units owners benefited.

Your association will probably not be able to substantiate that all of the damages are coming from renters.

Separate from this section of the law, NRS 116.3115 (2a), assessments for the common areas (your HOA fees) must be assessed in accordance with the allocations set forth in your covenants, conditions and restrictions.

Unless your CCRs has a section that allows higher monthly association fees on owners who violate regulations, you would not be able to charge the investors a higher fee.

**Q: I am writing you as I exhausted all other avenues.**

**I live in Vegas, and my neighbor's sprinkler system has been leaking into my backyard through our adjacent wall, his lot is a bit higher than mine.**

**The water is leaking now into the wall and my pavers are popping up. My air-conditioning unit is sitting on cement next to the water. This has been going on for a year. Last time, he went off on me.**

**His sister and family brought a sprinkler guy with them, he couldn't see the issue, as my neighbor has pavers. The man said: "It could be a disconnected or broken pipe underneath."**

**My neighbor kept yelling at me and said: "See, nothing is wrong, and stop complaining."**

**I cannot afford a lawyer to help me. I live on my Social Security.**

**A:** If you have a landscaper, have them check the irrigation system. If they think it is your neighbor's responsibility then document it and have them submit a written report to you.

You could file a complaint with your homeowner association as there should be some regulations concerning drainage or leakage in your CC&Rs.

You would need to include a summary of the damage along with the photographs. Include any report from your landscaper.

The Neighborhood Justice Center may be able to help you. They are mediators and do not charge to assist neighbor-to-neighbor disputes. You can contact them at 702-455-3898.

Barbara Holland is an author and educator on real estate management. Questions may be sent to [holland7440@gmail.com](mailto:holland7440@gmail.com).

## Homes in master-planned communities hold value

**T**HE coming year brings many opportunities and challenges for master-planned communities. The housing market is still strong and there is demand for new housing.

Here at Cadence, we've continued to see strong sales the past few years and we're anticipating that trend to continue. The community offers various home products at differing price points, making it ideal for buyers at various pricing thresholds. And, of course, homes in master-planned communities tend to hold value over time — a big perk for homebuyers.

Interest rates are set to increase a bit, however, they are still historically low. It is still an excellent time for buyers — because they can still stretch their dollar a bit more and get maximum value out of their purchase.

According to recent reporting, sales are keeping pace at most master plans throughout the valley. Diversity of home product is a huge draw and will continue to be this year and in the years ahead. Buyers want choices not only for what they select as their own home, but don't want to see cookie-cutter rows of homes with everything looking exactly the same.

Some other benefits of master-planned living, including the integration of not just homes, but also streets, are amenities (parks, schools, retail, etc.), and residents can rest assured that everything will be maintained. Master plans tend



CHERYL GOWAN  
REAL ESTATE  
INSIGHTS

to be larger in expanse with more acreage and integration with the city and county — and in many cases infrastructure already in place.

For example, for the more than 3,300-plus families already calling Cadence home, and those moving here in the year ahead, they have immediate access to day-to-day amenities, such as retail, grocery, restaurants, gas stations (many right here within the community), The Historic Water Street District; and Lifeguard Arena, the practice facility of the Henderson Silver Knights. Also, and this was incredibly important as we developed Cadence, was to have outdoor activities available, such as bike paths interwoven throughout the community, huge open spaces and parks available, swimming pools, pickleball courts, etc. Cadence is also a very short drive to Lake Mead Recreation Area.

Contrary to what some may feel, a solid homeowners association and strong CC&Rs (covenants, conditions and restrictions) allow the community to maintain value. Getting into a community early on is beneficial as costs will likely continue to rise for homes and supply chain issues for materials will take a while to unwind.

The best advice I can give, is to go into the home purchase with patience, especially now as builders manage the ongoing supply chain issues. They really are doing their best to secure materials such as lumber, garage doors, baseboards, etc. and they are still facing a labor shortage. This backup can in turn push back closing dates and increase build time before homes are delivered to customers.

The good news — master-planned communities continue to grow and builders are still building and offering plenty of new homes for potential buyers.

With that, I offer a couple tips/things to remember when visiting a master-planned community with the thought of buying:

■ Drive the area and see what's being built and locations of schools, retail, etc.

■ Ask your sales agent or the community home finding center about assessments, what the plan is for the community and future growth.

■ Remember that it's not just the home itself that you're buying into — it is the complete neighborhood experience.

2022 and the coming years ahead are going to be fascinating in the valley as more people continue to move to Henderson and throughout Las Vegas at large.

Cheryl Gowan MA, APR, is the vice president of marketing for Cadence, a master-planned community in Henderson.

► LUXURY

Continued from Page 1F

Huhn said they're looking at living in the Henderson area again, but haven't made a final decision on a home.

"The inventory is tough," Huhn said. "There's not a whole lot to choose from. We'll find something. We got our eyes on a couple of them. We'll probably grab one that's not completed yet, and that way we can finish it out the way we want to. My wife is really good at interior designing and decorating."

The Huhns former home sits on a three-quarter acre lot, which allows for a proper circular driveway as well as a large, modern, porte-cochere.

"The house is absolutely amazing," Ernstone said in the listing. "Once inside you're greeted by the drama of the entry, a three-story floating staircase and the overall warmth, yet industrialist of this unique home. The entertainment and living spaces are second to none."

There's a huge kitchen and great room with floor-to-ceiling windows all around and a dramatic sliding door, allowing for a perfect transition from the inside to the outside."

There are two bars, a downstairs theater and game room that opens to the outside. The home has a pool and an air-conditioned pool house.

**March luxury record**

The 196 of luxury home and condo sales in March surpassed the previous record of 172 in March 2021. It's a strong showing after January and February each recorded 122 luxury sales each, according to Barbee.

The 440 sales in Clark County during the first quarter surpassed the 367 in the first quarter of 2021 and show the luxury market remains strong despite a low level of inventory of three



Simply Vegas

The 10,000-square-foot MacDonald Highlands mansion has indoor/outdoor living features.

months, down from five months in February. Luxury sales show no signs of slowing with Barbee reporting there are 284 pending sales of \$1 million or more at the end of March.

Las Vegas luxury, especially uber luxury, has come a long way since prior to the pandemic, which has since spurred more people to relocate here from California and other states.

Rob Jensen, broker/owner of the Rob Jensen Co. reported there were 394 sales of \$1 million and higher during the first quarter when limited to the Las Vegas Valley, up from 98 in the first quarter of 2019.

The biggest jump is the \$4 million and above category with 25 sales, up from four in 2019. There were 24 in 2021.

The March sales show a rise in luxury prices. The average sale was \$1.83 million in March, up from \$1.72 million in

February. The median price in March was \$1.35 million, up from \$1.30 million in February, according

to Barbee.

As a reflection of the demand, luxury homes sold in March were on the market for 41 days, down from 47 days in February, Barbee reported.

**Other top sales in March**

■ The No. 2 sale of the month was for \$8.5 million on Saint Moritz Drive in MacDonald Highlands in Henderson. Ernstone was also the listing agent for that home of nearly 10,000 square feet, seven bedrooms and 8½ baths.

Built in 2015, the one-story home sits on 1.3 acres. Mark Frye, a Realtor with Simply Vegas, was the buyer's agent. The SLB Family Trusts and Shawn Byrum Trust are the buyers. The previous owner was listed under BA2008 LLC, property records show.

"There are stunning unobstructed views of the entire city from almost every room in the house," Ernstone said in the listing. "The backyard is truly a resort-style paradise. There's an absolutely enormous pool, as

well as incredible outdoor entertaining areas all with jaw-dropping city and mountain views. Inside this amazing residence, no stone has been left unturned."

The floor plan has large bright rooms, a "chef's dream" kitchen, as well as formal dining, a huge great room, game room, office, gym and movie theater, Ernstone said.

"The master suite doesn't cut any corners either," he said. "It's huge and has an exceptional spa-like master bathroom filled with rich granite. There is also a huge master closet. All of the secondary bedrooms are great sizes, too, and all have large closets and bathrooms en suite. The home even has a 10-car garage that can house a (recreational vehicle) or boat and the property has its own entry gate."

■ No. 3 on the list is the former Southern Highlands home of Jon Gruden, which sold for \$7.025 million. Real Estate Millions previously reported that sale.

■ No. 4 was a sale on MacDonald Ranch Drive in

MacDonald Highlands for \$6.55 million. The tri-level home built in 2004 measures 11,639 square feet with five bedrooms and eight baths. It sits on a 0.63-acre lot.

The listing said the home has a private courtyard and koi pond. It has an open kitchen, large rooms with floor-to-

ceiling windows. It has a theater room with a stage, two master suites, glass-door elevator and wine cellar. The backyard has miniature golf, a tri-level waterfall pool and two spas and barbecue kitchen.

Zar Zanganeh, broker of The Agency Las Vegas, was the listing and buyer's agent. John Skandros was the buyer. Sheldon Laube and Nancy Engel Laube were the sellers, according to property records.

■ The No. 5 sale was for \$6 million on Boulderback Drive in Ascaya in Henderson. The Blue Heron home was built in 2022 and sits on 0.46 acres. The two-story home with a four-car garage measures 6,287 square feet and has five bedrooms and 5½ baths. It has two fireplaces, wine room, butler pantry and prep kitchen. It has a negative-edge pool and a spa.

It was listed by Kylie Ann Lum of UMRO Realty Corp. Zanganeh was the buyer's agent.

■ In a high-profile sale, former super middleweight boxing champion Caleb Plant bought a home in Evergreen Creek Lane in Red Rock Country Club in Summerlin for \$3.89 million. The home sits along the 13th hole on the Mountain Course.

The three-bedroom home, built in 2003 but extensively remodeled, measures 5,687 square feet.

Bryan Turner of PSI was the listing agent. John Rodriguez of Berkshire Hathaway HomeService Nevada Properties was the buyer's agent.

PSI Residential-Evergreen LLC was the seller.

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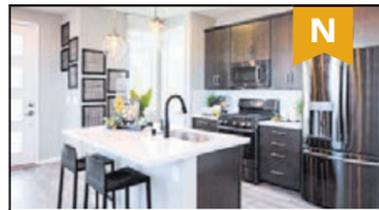
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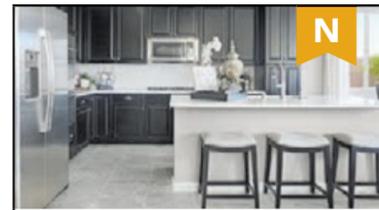
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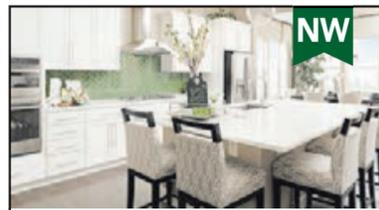
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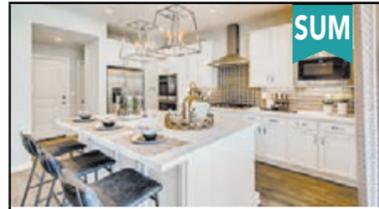
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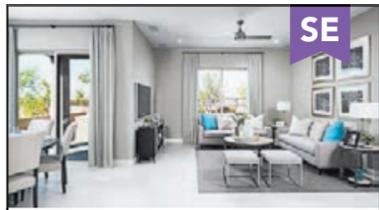
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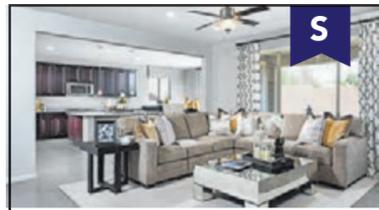
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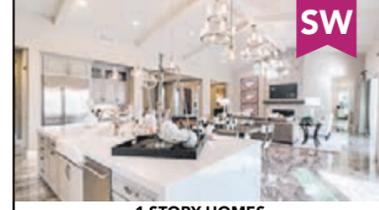
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