

# WESTPOINT DEVELOPMENT GROUP



*The Craft of Fine Homebuilding*

## *PARTNERS IN YOUR DREAM*



At Westpoint Development Group, Inc., we pride ourselves on our homeowner-controlled operation. Westpoint Development recognizes that excellence in custom homes can only be achieved through communication between the builder and the homeowner. The dream belongs to you, and the only way we can build it is by listening to you. You have the option of working directly with our designers, builders, and decorators to help them envision the home that you see. Or you can do it yourself, working with Westpoint Development. Either way, you're a vital part of the Westpoint team. You know what you want; we make sure you get it. Westpoint Development's experienced, diverse custom residential construction specialists have a combined 120+ years of industry experience. Westpoint Development is ready to complement your ideas and make your custom dream home construction a stress-free endeavor.

Westpoint Development provides all of its services "in house" for efficiency and accountability. With a proven record of excellence in Anthem, Ascaya, Macdonald Highlands, Southern Highlands, The Ridges, The Summit, Red Rock, Lake Las Vegas and the entire greater Las Vegas area, Westpoint Development has the experience, expertise and financial backing needed to make your dream home a reality. Through the past 35+ years and the 400+ plus homes built, Westpoint Development has been recognized as a premier custom home builder throughout Nevada for its quality construction, craftsmanship, technology, accountability and lifetime customer service.

*Westpoint Development, a builder of homes that are fine in detail, striking in appearance, efficient in use and enduring in value. We are true luxury builders, building homes from the mid to high-end custom home price ranges.*







## *THE BACK STORY*

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Behind every home we build is a very well-known name, Yanke. Since 1952, the Yanke family has been building fine quality custom homes in Las Vegas. Westpoint Development's president Steve Yanke and his wife Cindy are third generation Nevadans with over 40 years of local custom home building experience and expertise. Founded in 1988, Westpoint Development has proven that building your custom home can and will be a rewarding, fulfilling experience.

Steve also carries an Associate's Degree in Architectural Drafting and Design from Phoenix Institute of Technology. His ability to design and/or enhance the designs of others, from adding ceiling details to niches, indirect lighting, interior colors, finishes and/or accents, is just one of the added benefits of using Westpoint Development to create your dream home.

Steve and his wife Cindy, who is also bilingual, have a great working relationship; they complement each other as partners in the company. A former registered nurse, Cindy's training, experience and natural work ethics make her organized and meticulous. Caring for you and your new home are her highest concerns. Along with her assistants, Cindy completes all the accountings, reconciliations, subcontractor payment, insurance monitoring, lender requirements, homeowner maintenance items and much much more.









## COMMUNICATIONS

Our superior client communication and professional interaction will always exceed your high expectations. Our knowledge from collaborations with award-winning architects and interior designers flow into every home we build. As a dynamic client-builder team, Westpoint Development will serve as a project advocate, committing 110% to your needs and project.





## *ALL FOR YOUR SATISFACTION*

Westpoint Development Group has built our reputation on your satisfaction. No matter the size of your custom home, we are completely dedicated to giving you exactly what you want and more. Every home is constructed to the highest industry standards. We know this is the right way to do business because over the years most of our projects come from repeat clients and client referrals. Your satisfaction is our best advertisement. We invite you to discover the elegance, craftsmanship and lasting value expressed in all our homes.



## *OUR PRE-CONSTRUCTION PROGRAM*

Westpoint Development Group is committed to our pre-construction program. We save our clients time, money, and stress by analyzing all facets of your build—types of materials, finishes, equipment, processes, scheduling, methods—before we break ground. This way we economize without sacrificing quality as we proceed through the construction of your home. As the build progresses, we constantly review and reanalyze our options including examining costs up to the point of install to ensure that you get the best value for the money.











## ***BUILDING GREAT HOMES AND LASTING RELATIONSHIPS***

Steve believes that a contractor's treatment of the client is a direct reflection of how the building relationship works. "As long as you're honest, have constant communication, look out for the interest of the client and treat their home as if it was your own, you will prevail and have lifelong friendships and working relationships." Owners Steve and Cindy Yanke credit this philosophy with making Westpoint Development Group a major leader in luxury home building for nearly 40 years.

*"Honesty and integrity are the cornerstones of our business. We have always operated this way, and we always will."*

- Steve Yanke

That thoughtful business practice has proven itself over and over again. Westpoint's commitment to clients carries on long after the completion of their dream home as Westpoint Development has many repeat clients.





## TESTIMONIALS

*"...I wanted to write to thank you for the wonderful job you did building our home. We love everything about it. I love having people over and having them comment on the potshelves and popouts, and I give Steve and his ideas all the credit. People especially love our staircase and dome and I give Steve the credit for that also. Being married to a structural engineer, I hear Kurt talking about how well our home is built all the time. It's been windy lately and our house is very sound proof and doesn't creak....Thanks again to you and your team!"*

- Terri Capodiece Grosse

*"...We have appreciated your work in the construction of our beautiful new home. Since living in our home for the last seven months, we are amazed at the quality of workmanship. We are absent of cracks, warped walls, spalling and other imperfections. Thank you and your staff for a job well done." - Mark and Marcy*

*"...Thank you and the entire staff of Westpoint for the wonderful job you all did constructing our new home at Beach View Estates. You...were terrific in 'holding our hands' through the process. We truly love our new 'dream home'. Our house is everything we thought it would be, and more!" - Ara and Lisa*

*"...You were open with us. Whenever we had a question, you were there to answer it or give advice. We relied on you from the start in the designing of our new home to deciding on features we wanted, through finally choosing inside and outside colors. We're very pleased with the cost and quality." - Don and Paulette*

*"...Our home turned out better than we ever expected, and you honored all promises and commitments. Westpoint's entire staff was courteous, incredibly patient, provided outstanding service, good quality and maintained a high degree of integrity. We have heard nothing but praise from not only other satisfied homeowners like us, but from subcontractors and competitors who know Steve and Cindy as well." - Rick and Lorraine*







*"Wow, what a journey! Building a large custom home like ours with highly detailed finishes throughout, and all the moving pieces of our home was not easy to say the least. You guys handled the process like pros. We could not be more pleased with the quality of construction, your company's focus on all the details, and the wonderful customer service and follow up on punch list and warranty issues. While the list of follow up items was quite short, your quick follow up and resolution on these issues was extraordinary. I am sorry that you did not achieve a "zero punch list" as you always strive for, but many of the small issues we had you would not have known about without living in the house. All the same, it felt like a "zero punch list" home when we took possession of the house and moved in right after Certificate of Occupancy. Congratulations! We thank you and the entire Westpoint Development team for making this process of executing our vision a labor of love with a truly great outcome. You and your entire staff have the integrity, patience and flexibility like no others I have seen. Our hats off to you all for a wonderful experience. We hold no reservation recommending you to anyone!"*

- Richard S. Worthington









### *Southwest Specialties*

Established in 1999, our ongoing mission at Southwest Specialties has been to exceed our clients' expectations of quality, reliability, integrity and customer service. We are hardscape specialists working together with architects, designers, general contractors and home owners. Come visit our showrooms for a tour of our wide selection of options in concrete, pavers, and masonry.

Southwest Specialties will take your project from concept to completion, delivering the highest quality products in a timely manner, using a cost effective approach. When your home calls for the concrete pros, call on Southwest Specialties to create a customized look for you. "If you can dream it, we can built it."

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*Paul Johnson Drywall* | Established in 1967 on the principles of integrity, quality and service, Paul Johnson Drywall is the largest and most respected drywall and paint specialty contractor in the Southwest.

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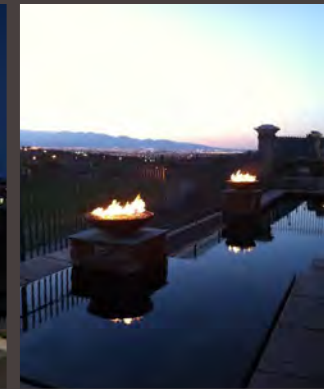
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As the oldest cabinet dealerships in the greater Las Vegas area, we are recognized as a trusted source for high quality cabinetry and an unwavering commitment to customer satisfaction. Over the years, countless homeowners have relied upon our industry expertise and creative design talent to guide them through their home enhancement project.

From the moment that you enter our showroom, you are made to feel at home as you browse 15 different kitchen, bath and buffet displays. If you would like to create the kitchen of your dreams, our professional, courteous Design Consultants will listen closely to your style preferences and craft a design solution specifically tailored to your budget. You continue to be in expert hands as our installation specialists install your cabinets with superior workmanship bringing your new room to life.

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*JMAC Plumbing & Air*

Family owned and operated with over 30 years experience in the Las Vegas valley, the professionals at JMAC Plumbing & Air Conditioning can be trusted for all your plumbing and air conditioning needs. JMAC proudly serves Las Vegas, Henderson, and southern Clark County, Nevada. From multi-million dollar custom homes to huge housing developments in the Valley, JMAC has the team, knowledge, and equipment to handle any new residential construction job.

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*702-227-5622 | [jmacnv.com](http://jmacnv.com)*







*Artesia Kitchen & Bath* provides design and fulfillment of architectural millwork and cabinetry. We will consult with you to determine your style and needs so that we can fulfill our philosophy, which is to provide our clients with custom woodworking that is designed to fit their lifestyle. We have worked with builders and homeowners since we opened our doors in 1999, providing the finest custom wood products and cabinetry for higher end, custom homes. We design, fabricate and install cabinets (kitchen, bath and built-ins), ceiling detail, wall panel systems, wine rooms, closets and outdoor living spaces.

*2972 South Rainbow Blvd, Suite B, Las Vegas, NV 89146*

*702-297-6680 | [artesiakb.com](http://artesiakb.com)*





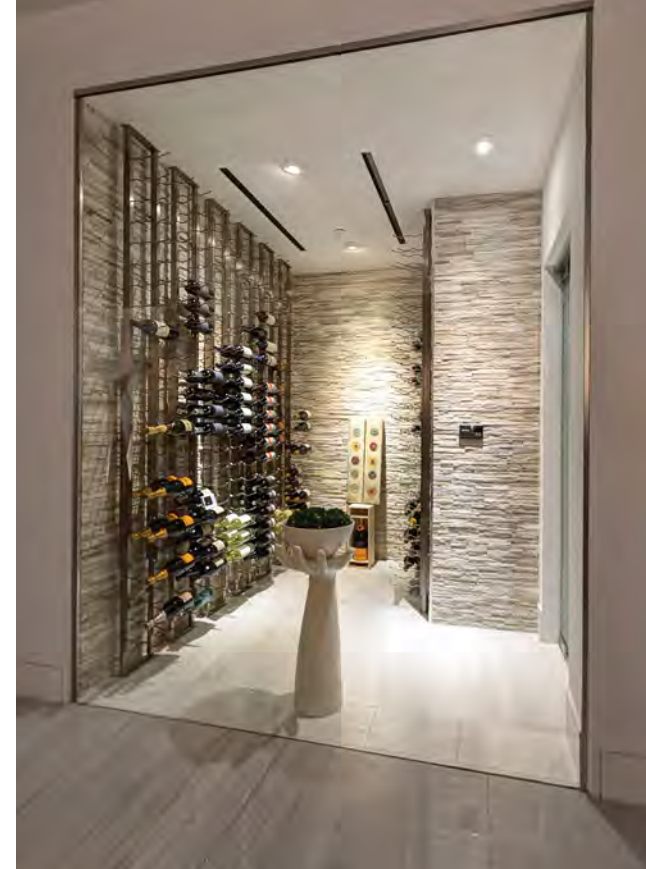
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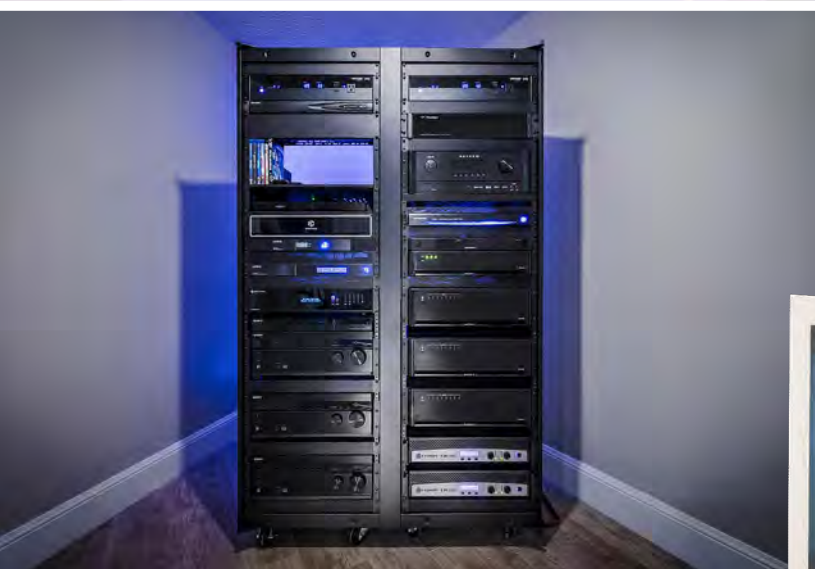
### *Custom Home Window & Door*

We are a dealer/distributor of Window and Door systems from Western Window Systems, International Window Corporation, and JeldWen Windows & Door. We design and manufacture pivoting entry door systems, curtain walls, and glass floors. We also carry sliding and pivoting automation systems from Summit Automation. With in-house engineering, no glass project is beyond our ability. Bring us your glass vision and we can make it a reality.

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### *Desert Eagle Stone*

Desert Eagle Stone has been serving the Las Vegas area for over 13 years. We are a professional, experienced, and reliable stone fabricator and installer. Whether you are a contractor or a homeowner, we can provide high quality stone work and personal customer service. Our services include anywhere from countertops and kitchen islands to tub and shower surrounds. We will do what you like best and we will do it the right way. With the best ideas and best solutions for you.

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*KR Construction LLC* is a full service framing, residential & commercial builders, and general contractor. We are passionate about what we do and always strive to deliver the best possible final product. We have an amazing staff that all work together to make sure the job is completed smoothly and professionally.

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