

# Homeowner Guide

## Magnolia Ranch in Las Vegas



### Utilities

**Gas:**  
**Southwest Gas®**  
877-860-6020  
(Customer Service)  
800-654-2765  
(Technical Service)

**Electric:**  
**NV Energy**  
702-402-5555

**Sewer:**  
**Clark County Water  
Reclamation District**  
702-434-6600

**Water:**  
**Las Vegas Valley  
Water District**  
702-870-4194

**Trash:**  
**Republic Services®**  
702-735-5151

**Cable/Phone:**  
**Cox®**  
702-507-2000



### Police

**Las Vegas Metropolitan  
Police Dept., Enterprise  
Area Command**  
6975 W. Windmill Ln.  
Las Vegas, NV 89113  
702-795-3111



### Fire

**Clark County Fire Dept.  
Station 24**  
7525 Dean Martin Dr.  
Las Vegas, NV 89139  
702-383-2888



### Post Office

7925 W. Russell Rd.  
Las Vegas, NV 89113  
702-871-1175



### Homeowner's Association

**Seabreeze Management  
Company**  
8329 W. Sunset Rd., Ste. 270  
Las Vegas, NV 89113  
949-855-1800

**HOA:** \$74/mo. (Gated);  
\$69/mo. (Non-Gated)

#### Your Important Information:

**KB Home Customer Service - 888-524-6637**

**Magnolia Ranch Sales Center - 702-850-9703**

888-KB-HOMES | kbhome.com

**Broker Cooperation Welcome.** ©2024 KB Home (KBH). No affiliation or sponsorship is intended or implied with Southwest Gas®, Republic Services® or Cox®, and all trademarks are owned by the respective trademark owners. HOA of \$69 or \$74 per month is approximate, subject to change and may be increased. Please see a KBH sales counselor to learn more about the HOA, and what may or may not be covered under such costs. See sales representative for details. LVS-794063



Built on  
Relationships®