

CONNECT

HOME

EAGLES NEST

Experience the life you've always imagined.

Eagles Nest is a secluded, 500-acre private community nestled in the eastern slopes of the McDowell Mountains in Fountain Hills bordering Scottsdale, Arizona. This community offers privacy, clean air, and unparalleled mountain views. The lush landscape of the high Sonoran Desert, with its majestic saguaro cacti, provides the perfect palette for owners to create a custom home of distinction.

Acre-plus custom home sites are thoughtfully integrated into the natural desert and surrounded by native wild-life, abundant desert foliage, hiking trails, and rolling terrain. Nearly half of the 244 home sites have been purchased and a number of luxurious homes now grace the hillsides.

Amenities at Eagles Nest include a guarded entryway staffed by a full-time host and the Ranch House for entertaining family and friends in a warm and rustic atmosphere.

Located adjacent to Scottsdale, only 45 minutes from Sky Harbor Airport and downtown Phoenix, Fountain Hills is a community of rolling hills. It is known for its 560-foot fountain in the foreground of the Four Peaks mountain range.

The richness and quality of life here are evident the moment you crest the mountain pass, leaving behind the hustle and bustle of Scottsdale and the rest of the city. It's no wonder *Arizona Footbills Magazine* recently named Eagles Nest one of the best places to live in the Valley. The lush desert,

recreation opportunities, great schools, Mayo Clinic, shops, and restaurants are all nearby in a friendly, unpretentious setting.

Fountain Hills boasts 300 days of cloudless sunshine annually, dry summers, and warm winters. Mild temperatures throughout the fall, winter, and spring allow for year-round enjoyment of the Valley's seemingly endless outdoor activities and events.

Eagles Nest has broken new ground and is one of the last developments in the North Scottsdale/Fountain Hills area for the discerning custom home owner. With half of the only 244 custom home sites in this gated, 500-acre mountainside community purchased already, the opportunity to own will not last long.



FOR MORE
INFORMATION AND
TO SCHEDULE A
PERSONAL TOUR,
CALL 800.284.0090
OR VISIT
EAGLESNESTLIVING.COM

SALES BY MCO REALTY, INC.



Check out **Eagles Nest**, a secluded private community, at eaglesnestliving.com.



CALLING THE VIEW GOOD IS LIKE CALLING THE WRIGHT BROTHERS BICYCLE REPAIRMEN



Sometimes mere words are not enough; some things have to be seen to be believed. The views from the custom home sites in Eagles Nest are unmatched in Scottsdale or anywhere else in Arizona. Far from the crowds but close to convenience, you'll find private luxury estate living in the McDowell Mountains in picturesque Fountain Hills.

Create your custom home high on a hillside lot at Eagles Nest, and live the life you've imagined. Call 800-284-0090 for a private tour.

EaglesNestLiving.com

Eagles Nest

—  —
Custom Homesites from the \$150,000's to \$650,000's
—  —

Sales by MCO Realty, 800-284-0090. Obtain the property report or its equivalent, required by federal and state laws, and read it before signing anything. No government agency has endorsed or evaluated this property. This is not an offer or solicitation to residents of any place where prohibited by law. Depictions show a general theme; design and construction may vary. Plans, amenities, availability, completion dates, and prices are subject to change without notice; this is not a guarantee, representation or assurance regarding them. Not all photographs herein are of or from Eagles Nest. Other restrictions may apply. Lot 27 (Plat 515A) is subject to Eagles Nest and North Heights CC&Rs, Architectural Guidelines, and association dues. Developed by MCO Properties dba EN LLC. ©2011





CONNECT LUXURY LEASING OPTION

*Limited number of
spectacular new residences
released for lease at
Optima Camelview.*

Voted one of the greatest architectural achievements in Arizona by the American Institute of Architects, Optima Camelview Village has entered its final, and many say, most beautiful phase. A select number of these stunning new urban condos have been added to the Optima Luxury Leasing program and if history serves, they will be gone very quickly. For those who would prefer to lease before they buy, timing will be everything.

Purchasers at Optima may also participate in some very competitive promotions. Optima Camelview's Home of the Week provides generous discounts on a different luxury residence each week. Discounts vary by offering, but recent Home of the Week buyers have boasted truly impressive savings. With the Home of the Week program and other offers, Optima luxury condos have been selling at a rapid pace all year. They continue to be the best-selling luxury condominiums in Scottsdale.

A LEED-certified icon of green design in the heart of Scottsdale, Optima is a multiple award-winning condo, retail, and restaurant enclave designed by world renowned, much celebrated architect, David Hovey, FAIA. Residents enjoy the camaraderie of having dining, services and shops ground level amidst beautifully landscaped grounds. Enviously located, Optima's 11 seven-story buildings are set within Downtown Scottsdale's premier entertainment, dining, and shopping district.

Optima Camelview has sold out Phases I and II. Whether you lease or buy, Phase III will undoubtedly follow suit very soon. For more information, visit www.optima-camelview.com.



TIME. THE ONLY LUXURY IN SHORT SUPPLY.
LAST, MOST SPECTACULAR PHASE. CLOSEST VIEWS OF CAMELBACK.



Recipient of the AIA Arizona Distinguished Building Honor Award.

One- to Four-Bedroom Residences available from the \$300s.

Executive office suites for lease from \$800/month.

Exclusive penthouse suites up to 3,200 sq ft. priced from \$1.1 million

Scottsdale's landmark of luxury green living is in its third and final phase showcasing the most dramatic views yet. Walking distance to over one hundred restaurants coupled with Optima's award-winning design has meant ongoing building and constant sales. The trend continues. Upgraded finishes and features are now standard. Interest rates are low. Prices are competitive - as are potential purchasers. This is your last chance at the luxury of buying new. Don't come up short.

Designed by award-winning architect David Hovey, FAIA

Select new residences now available for Luxury Leasing.



7177 E. Rancho Vista Drive • Scottsdale, Arizona 85251 • 480.425.7177

CONCIERGE • ROOM SERVICE • INDOOR/OUTDOOR POOLS & SPAS • FITNESS CENTER
PRIVATE GREEN ROOF TERRACES • RESTAURANTS INCLUDING POSH, NOURISH AND DIVINE CAFE
PARTY ROOM • BUSINESS CENTER • DOG PARK • TICKET BROKER

Sales are conditioned upon buyer's receipt and acceptance of an ADRE public report. Pricing is subject to change without notice. Obtain the property report or its equivalent, required by federal and state law, and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property. This promotional information is not an offer in any jurisdiction where prior registration or qualification is required. ©2011 Optima Realty, Inc. 93-29732