

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 wildlife, 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.

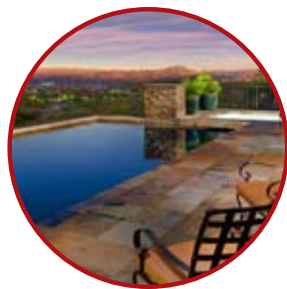
Located adjacent to Scottsdale, only 45 minutes from Sky Harbor Airport and downtown Phoenix, Fountain Hills is a community of rolling hills. It is known for its 560-foot fountain in the foreground of the Four Peaks mountain range.

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



The Gate House at Eagles Nest



Views of Four Peaks Mountain Range

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

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CONNECT LUXURY LIVING AT ITS FINEST

Optima Camelview offers spectacular residences, luxury leasing, and office suites in a chic, urban environment.



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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.

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Voted one of the greatest architectural achievements in Arizona by the American Institute of Architects, Optima Camelview Village continues to be the best selling luxury condominiums in Scottsdale. Whether you are looking to buy, lease, or need a beautiful place to set up office, Optima Camelview can accommodate your needs.

Enviably located in the heart of Downtown Scottsdale, Optima Camelview's 11 seven-story buildings are set among premier entertainment, dining, and shopping, giving residents the best services at ground level.

At Optima Camelview, the luxury doesn't stop at living. The Offices at Camelview presents a unique opportunity to lease a beautiful, fully furnished workspace with views of dramatic waterfalls, reflective pools, and a putting green. This lush landscape will greet you and your business guests while you have access to Optima's endless amenities including an on-site concierge service, conference room, 25,000-square-foot fitness center, covered parking, janitorial service, IT support, and a phone and high-speed Internet plan.

Looking to buy? Optima Camelview's "Home of the Week" program provides generous discounts on a different luxury residence each week. Discounts vary per home, but recent Home of the Week buyers have boasted truly impressive savings.

What's more, a select number of these stunning urban condos have been added to the Optima "Luxury Leasing" program. For those who would prefer to lease before they buy, timing will be everything. For more information, please visit optimacamelview.com.

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CONNECT BLUE HERON DESIGN BUILD

Extraordinary custom homes for the new Las Vegas lifestyle

The visionary spirit that saw Las Vegas grow from a small railroad town to the most exciting city in the world is alive and taking luxury residence design and construction to new levels at Blue Heron Design Build. The award winning homebuilder offers an innovative approach through breathtakingly modern styles that mirror the grandeur and absolute beauty of the desert while also preserving precious resources through the use of passive solar design and state-of-the-art building materials.

At Blue Heron Design Build the phrase "luxury custom home" is synonymous with the phrase "energy efficient and environmentally responsible home." Unique architectural concepts and contemporary designs that spark the imagination of the most discerning homebuyers also feature sus-

tainable designs that are sensitive to our environment. Blue Heron's 100% custom approach to home design means that owners may choose from a spectacular array of unique features including sky deck terraces, basements, expansive courtyard spaces, casitas, media rooms and resort-style pools. Blue Heron's commitment to advancing and implementing the latest green technology means special attention is given to indoor air quality and energy efficiency in each Blue Heron home resulting in healthier living and greatly reduced energy consumption.

The recently unveiled Design/Build Experience created at Blue Heron carefully guides clients through the custom home building process with ease and confidence while ensuring that each client realizes the home of their dreams. This

exhilarating process begins with the Blue Heron Team offering expert assistance in selecting the perfect home site; it continues through collaboration with the Architectural Design Team to create the floor plan and overall design; and finally culminates in the selection of fine finishes and dazzling accessories with the Interior Design Team.

Real Estate experts and the Blue Heron Design Build Team agree that Las Vegas is among the most undervalued markets in the nation. Blue Heron Design Build invites you to capitalize on this information and also the fact that material costs and interest rates are at near all-time lows. Now is the right time to have the Blue Heron Team design and build the awe-inspiring desert contemporary custom home you've always dreamed about; and, at a price not possible in years past.



Check out **Blue Heron Design Build** at vegascustomhome.com or call **702.531.3000**.

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