



Desert retreat in the heart of the city

Project Fact Sheet

Property Name	Paradise Reserve
Location	Lincoln Drive and 40th Street ("crossroads" of Phoenix, Paradise Valley, Scottsdale and the Biltmore area)
Web site	www.paradisereserve.com
Owner/Developer	Paradiso Development Corporation
Architect	Craig Wickersham, Inc.
Builder/Infrastructure	Kitchell Master Planned Communities
Broker	Realty Executives, The Griggs Group (602-955-6000)
Size of Project	46+ acres
Site Construction Begins	2006

Homesites:

❖ <u><i>The Estates</i></u>	14 hillside estate lots
Lot Sizes	1 to 3 acres
Custom Home Sizes	5,000 to 15,000 square feet
Envelope Sizes	Up to 30,000 square feet
Lot Prices	\$600 thousand and up
Sales Open	Q4 2008
❖ <u><i>The Village</i></u>	32 luxury homesites
Designated Builder	Cullum Homes www.cullumhomes.com/projects.asp
Luxury Home Sizes	3,400 to 5,550 square feet
House Prices	\$1.5 million and up
Sales Open	Q3 2010

PROPERTY OVERVIEW

- Paradise Reserve is an elevated, exclusive residential enclave representing an outstanding investment opportunity. Bordering the Phoenix Mountain Preserve, this premium acreage consists of 14 hillside estate homesites and 32 village homesites, offering a one-of-a-kind desert living experience.
- The 14 hillside estates sites are among the last multi-acre residential parcels available for development on the Preserve, considered to be like crown jewels.

PROPERTY OVERVIEW (Continued)

- Paradise Reserve is an unspoiled and tranquil high-desert environment complete with luxury amenities including gatehouse with security.
- Homes at Paradise Reserve will be located within minutes of the finest attractions including retail, dining and five-star spa/resort destinations.

ELEMENTS OF PARADISE RESERVE

Environmental harmony

- Spectacular pristine and native Sonoran Desert
- Extensive protective covenants
- Carefully designed hillside homesites
- Native plants preserved and replanted on site
- Natural Sonoran landscape design
- Wildlife corridor with native fauna
- Expert staff: arborist and regional landscaper
- Low profile natural roadways
- Native stone site walls
- State-of-the-art water systems

Extraordinary luxury

- Gated/guarded entry
- Private pet park
- Private desert gardens
- Incorporates technology to bring a one-of-a-kind lifestyle experience to owners

MEDIA CONTACT

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