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## PARADISE FOUND IN THE HEART OF ARIZONA

*Paradise Reserve features nature's harmony alongside the Phoenix Mountain Preserve*

Tucked away in the elevated desert hills above Phoenix is Paradise Reserve, one of the last luxury gated communities and multi-acre parcels bordering the Phoenix Mountain Preserve. Poised at the “crossroads” of Paradise Valley, Scottsdale, downtown Phoenix and the Biltmore area, Paradise Reserve is a rare gem and outstanding investment opportunity, offering a lifestyle of prestige, exclusivity and environmental stewardship and responsibility. Paradise Reserve features estate-sized properties nestled into the hillside lots adjacent to Lincoln Drive and 40th Street in Paradise Valley.

“When we first saw this property, we recognized its extraordinary value which is in a class by itself given the nature of the 14 homesites and its rarity,” said Scott Patrick Schiabor of Paradiso Development Corporation, the developer of the community. “It is an exceptional real estate investment. To enhance the value of these 46-plus acres, we applied the highest level of environmental integrity in everything we do from maintaining an on-site preservation nursery for native plants to building a wildlife corridor and water conservation system. Our goal is to build an extraordinary place to live where homeowners experience true desert harmony while being immersed in the best amenities that city living has to offer – including worldclass events, sports, golf, entertainment and shopping.”

Every aspect of Paradise Reserve employs strategic engineering and landscape design that respects the natural environment. Each of the one to three acre estate properties are protected by large design envelopes which enhance the homeowner's private and personal connection to the land. To ensure the native environment continues to experience the least possible impact, more than \$25 million was invested in upfront infrastructure to protect and minimize the project's footprint.

Schiabor and his Scott Patrick Family of Companies have developed numerous successful communities around the Southwest including New Mexico, Texas and now Arizona. At the center of each development is a keen awareness of the native fauna and flora and how homes can be integrated into a landscape that blends within the surrounding environment. Unique amenities at Paradise Reserve include a private pet park and desert gardens.

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Slated for grand opening toward the end of 2008, Paradise Reserve has 14 hillside lots available in Phase I. Prices start at \$600 thousand. Each custom home at Paradise Reserve will be built by approved builders with experience in luxury and environmentally-sound design. Phase II includes 32 village lots with homes designed and built by Cullum Homes with prices starting at \$1.5 million.

For more information or a tour of the community, call *602-955-6000* or visit with one of our sales associates from the Realty Executives at the model home in Paradise Reserve.

### **About Paradise Reserve**

Paradise Reserve is an extraordinary luxury residential development that represents a rare desert retreat in the heart of the city. It is one of the last private properties bordering the Phoenix Mountain Preserve located at the crossroads of Paradise Valley, Scottsdale and Downtown Phoenix. Each of its heirloom estate properties is sensitively transformed to create the smallest environmental footprint while maintaining the highest luxury lifestyle available to its residents. Paradise Reserve is being developed by Paradiso Development Corporation. For more information, please visit [www.paradisereserve.com](http://www.paradisereserve.com).

### **About Paradiso Development Corporation**

Paradiso Development Corporation is the Arizona development company associated with Scott Patrick, Inc., a New Mexico-based residential developer emphasizing custom land planning, environmental design and distinctive homesites. For more information, please visit [www.scottpatrickhomes.com](http://www.scottpatrickhomes.com).

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