

A desert retreat in the heart of the city

The livin' is easy in Paradise Reserve in Phoenix

BY PAMELA IRVING, FREELANCE FEBRUARY 28, 2009

Paradise Reserve is a 46-plus-acre exclusive residential gated community tucked into the hills of the Phoenix Mountain Preserve in the only state in the union where you can still walk down the street wearing a handgun in your holster.

However, don't expect to need one when you invest in one of the 14 luxury three-to-five-acre home sites with prices ranging from \$2.5 million to \$5.5 million or the 32 villas that will be equally safe and exclusive.

Views of Phoenix and Camelback mountain are first-class as are your neighbours, with Wayne Gretzky living less than five minutes away. Paradise Reserve will likely sell to people looking for a second or third home in an area where annual incomes average \$800,000 US per year.

"We believe the uniqueness of the property and the project location separates Paradise Reserve from other real estate in the Phoenix area. Paradise Reserve is one of the last multi-acre projects available on the Phoenix Mountain Preserve and that rarity -- along with its central location -- make Paradise Reserve a heirloom investment opportunity that will have long-term demand," developer Scott Schiabor says, while driving through the community of building sites.

Paradise Reserve is seeing interest from people from around the world. They have hosted a number grand opening events which have generated an interested party list and have started working with a number of clients on the purchase process.

"It is not a walk-in, buy-on-the-spot, residential sale. It takes some time and requires some relationship-building," says Schiabor.

Schiabor's mantra is 'environmental stewardship' and this project epitomizes his philosophy. Schiabor spent more than \$US40 million in infrastructure over the past two years just to prepare the site with respect to the geography and nature.

The project features many LEED principles but as a gated low density community does not qualify for the certification. Every home site is designed to leave the lowest footprint possible and price differentials are based on views, privacy and seclusion.

Schiabor began developing residential properties with his father as a teenager along the East Coast of the U.S. and started his career in the northwestern plains of Montana developing residential properties before moving to New Mexico.

Since the late 1980s, Schiabor and his company, Scott Patrick Homes, have developed 18 communities in New Mexico, Arizona and Texas. In that time, nearly 1,500 lots on 400 acres, valued at more than \$120 million, have been developed. Schiabor currently holds more than 3,000 acres of undeveloped residential and commercial land for future development.

"What we do is take unique properties and figure how to develop them in environmental-friendly and unique ways which result in the respectful use of land and developments which blend into their environments," said Schiabor. "When I see a piece of land it immediately dictates to me what we will build there. Land speaks volumes to me."

A wildlife corridor runs right through Paradise Reserve where javelinas run, coyotes roam and rattlers rattle. Cacti, mesquite and other flora that were uprooted to create the building sites have been carefully moved and replanted within the vicinity.

Paradise Reserve partners with Liberty Wildlife, a wildlife rescue organization, to educate future residents in 'nurturing nature.'

Water is always a precious commodity in the desert, thus an immense underground water collection system has been built that will recycle up to one million gallons of rain and storm water at a time and redistribute the water throughout the community.

Paradise Reserve is joining Montelucia, a high-end resort-residential project in Paradise Valley and the soon-to-be-built Ritz Carlton as the last large-scale development opportunities in land-locked Paradise Valley at the crossroads of Phoenix and Scottsdale.

The Arizona high-end real estate market -- Scottsdale, Paradise Valley, and Sedona -- continues to see an influx of interest from international investors and buyers.

"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 -- world-class events, golf, entertainment, and shopping."

Schiabor reckons that the only challenge to investors is making the leap to desert living from harsh Canadian winters.

WHAT YOU SHOULD KNOW

Location: Paradise Valley at the crossroads of Phoenix, Scottsdale and the Paradise Mountain Preserve, with views of Camelback Mountain. Fifteen minutes from Phoenix airport with flights from Edmonton with Westjet or Air Canada.

When to buy: Sales began in January

What's on offer: Lifestyle amenities include concierge services, on-staff steward and guard services as well as membership in the exclusive Paradise Reserve Member's Club services such as event planning, dining and tourism reservations, ticket and sporting event scheduling and golf and tee-time setup.

Paradise Reserve

www.paradisereserve.com