



THE ISLAND

AT LAKE LAS VEGAS

# DISCOVER THE ISLAND

The most exclusive address at Lake Las Vegas

## Resort-Style Living, Every Day

A Blue Heron Home at The Island delivers a rare blend of acclaimed architecture, tranquil waters, and privacy. Where every detail speaks of design significance and lasting value. Discover lakeside living in one of Las Vegas' most iconic resort-style enclaves, surrounded by open water, mountain views, and serenity.



### PRIVACY & EXCLUSIVITY

Double-gated access, entirely surrounded by water with a private land bridge that ensures seclusion.



### WATERFRONT LIVING

Wake up to water and mountain views, and direct access to boating, paddleboarding, & kayaking.



BLUE HERON

Led by Design. Driven by Possibility.





## Homes Designed to Live in Harmony with Nature

Blue Heron's communities on The Island showcase the award-winning Vegas Modern™ architecture, perfectly aligned with the lake's rhythm.

### INDOOR-OUTDOOR LIVING

Layouts specifically crafted to maximize water views with expansive glass walls that connect you to nature.

### CURATED DESIGN

Immersive design experience where you choose your own layout, finishes, and features.

### NEXT-LEVEL LUXURY

Waterfront Homes with private docks, sky decks, and panoramic lake views.



## Vacation, made permanent

Imagine a life where every day feels like a vacation.

### PRIVATE CLUB ACCESS

Access to two premier golf clubs including the Jack Nicklaus Signature course. The \$25,000 initiation fee for new homeowners is waived for the LLV Sports Club when purchasing a Blue Heron Home.

### WELLNESS & LEISURE

Nearby spas, dining, boutiques, pickleball, watersports, bicycling, scenic trails and so much more to explore.

### ON-ISLAND PERKS

Golf cart convenience, private recreational amenities, and zero noise from the outside world.



## Strong Investment

Blue Heron's reputation and the scarcity of waterfront properties at The Island support long-term desirability and strong resale value.

### VALUE GROWTH

Many Blue Heron Homes at Lake Las Vegas have appreciated 25%–40%.

### RESALE PREMIUMS

Current listings are commanding up to 35%–45% more than original sale prices.

