



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

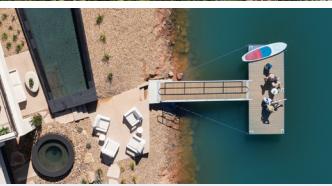
Layouts specifically crafted to maximize water views with expansive glass walls that connect you to nature.

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

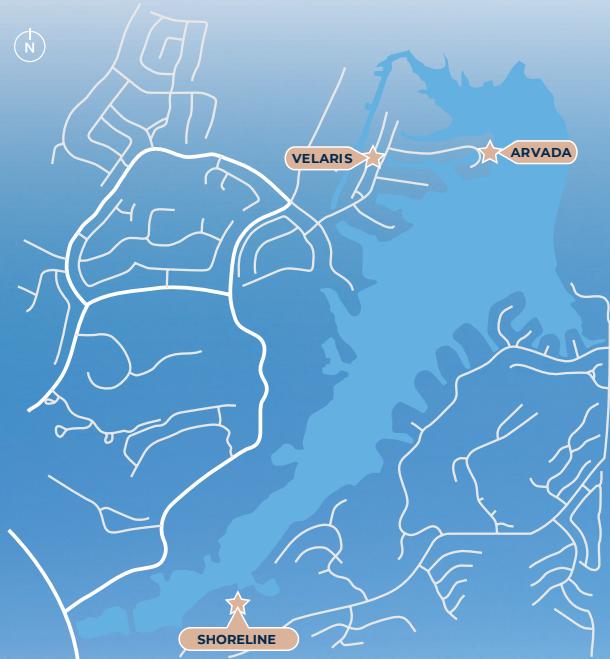
Access to two premier golf clubs including the Jack Nicklaus Signature course. The \$25,000 initiation fee for new homeowners is waived for the LLV Sports Club when purchasing a Blue Heron Home.

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.

