

ELEVATED HOMES MAGAZINE



FOUR SEASONS PRIVATE RESIDENCES LAS VEGAS



VOLUME 2



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from the editor



Welcome to Elevated Homes Magazine, your ultimate guide to luxury living in the dazzling city of Las Vegas. In this edition, we are thrilled to present an exclusive look at the Four Seasons Private Residences in Henderson—a landmark development that promises to elevate the standard of luxury living with its world-class amenities and breathtaking design.

Within these pages, you will journey through the rich history and vibrant present of Las Vegas. Discover tales of the city's legendary past, where iconic performances and architectural marvels have left an indelible mark.

This edition's spotlight on the Four Seasons Private Residences unveils the transformative impact this project will have on Henderson. Set to become a pinnacle of elegance, these residences will offer unparalleled privacy, sophisticated design, and an array of bespoke services that embody the luxury and excellence synonymous with the Four Seasons brand.

Health and wellness remain at the core of our publication. This quarter, we delve into the invigorating practice of cold plunge therapy. Discover the numerous benefits of this revitalizing technique, from boosting circulation and reducing inflammation to enhancing mental clarity and overall well-being. Our wellness section provides insights into integrating cold plunge therapy into your daily routine, creating a sanctuary of health within your own home.

As you immerse yourself in this edition, envision a future where luxury and comfort are seamlessly intertwined with the rich cultural tapestry of Las Vegas. We look forward to sharing this journey with you in Volume Two of Elevated Homes Magazine.

Welcome to Elevated Homes Magazine — your guide to the luxury lifestyle in Las Vegas.

Jennifer Stuart
Founder & Realtor® S.56321
Elevated Homes | Elevated Living
702-265-4498 • ElevatedHomesLV.com



What's Your Home Worth?





Moonflower

The Moonflower model at Jewel Homes offers over 5,100 square feet of modern luxury. This exquisite home features an open-concept layout with floor-to-ceiling windows, seamlessly blending indoor and outdoor living spaces. The gourmet kitchen, luxurious master suite, and beautifully landscaped yard make the Moonflower a true gem in Las Vegas.

Square Feet	Bedrooms	Garage	Optional Casita
5,101	4	6	SQ FT 718

JEWEL HOMES

COURTESY: GAVIN ERNSTONE

\$4,499,000

THE RIDGES - LAS VEGAS, NV



JEWEL HOMES

COURTESY: GAVIN ERNSTONE

\$2,750,000

THE RIDGES - LAS VEGAS, NV



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COURTESY: GAVIN ERNSTONE

\$2,250,000

LAKE LAS VEGAS - HENDERSON, NV



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COME HOME TO
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IN LAS VEGAS





Located in MacDonal Highlands, an Exclusive and Secure Community that includes DragonRidge Country Club and Golf Course

WORLD CLASS LIVING IN LAS VEGAS

- 171 Condominium Homes
- 2-5 Bedrooms up to 8,350 sq ft including 2 Types of Penthouses
- Private Outdoor Balconies up to 3,650 sq ft for Every Residence
- Sweeping Views of The Las Vegas Strip from Every Residence
- Oversized Floor Plans and 10'-13' Ceiling Heights
- 90,000+ sq ft of Resort Amenities
- Hiking, Jogging and Biking Trails
- World-Class Chef-Inspired Restaurant
- Masterwork Architecture by WATG
- Luxury Contemporary Interiors by Wimberly
- 5-Star Hospitality Services
- Seamless Ownership Experience by Four Seasons

Double Security and Privacy:
Master Guard-Staffed Gate to enter MacDonal Highlands and Second Guard-Staffed Gate for Four Seasons Private Residences



CLOSE ENOUGH TO PLAY FAR ENOUGH TO SLEEP

20 MINUTES TO THE STRIP AND A WORLD AWAY

The developers scoured the Las Vegas Valley intent on finding the perfect location that would afford residents the opportunity to enjoy the best of two worlds: the excitement of the Strip and the serenity of the desert playa. When they toured the MacDonal Highlands and the building site on the side of the McCullough Mountains they knew they had found it.

Of course, it isn't just the close-yet-far proximity to The Strip that makes this location so special. You are also fifteen minutes away from the Harry Reid International Airport and Private Jet Terminals (and the Henderson Executive Airport is even closer). Allegiant Stadium, home of the Las Vegas Raiders, is also 15 mins away. The shopping and restaurants of Green Valley's The District are just 5 minutes. And if you are in the mood for a getaway, other popular destinations like Salt lake City, Los Angeles and San Diego are all easy drives.

DRIVING TIMES

- Las Vegas Strip: 20 minutes
- Harry Reid International Airport: 15 minutes
- Henderson Executive Airport: 10 minutes





Contact Jennifer Stuart for more information 702-265-4498

BEST IN CLASS SERVICE-ORIENTED ENVIRONMENT AND PROPERTY MANAGEMENT PROVIDED BY FOUR SEASONS

A CURATED LIFESTYLE

Through anticipatory service and meticulous attention to detail, the Four Seasons dedicated team enhances and elevates every aspect of daily life.

PEACE OF MIND

Whether you are at home or away, world-class Four Seasons property management protects, secures and maintains your residence for you.

EXPERTS

Known across the world for quality, consistency and constant innovation, each individual home is the result of decades of experience and expertise.



THE CHRONICLES OF OLD LAS VEGAS

In April 1957, Las Vegas was experiencing a downturn. The town was grappling with the recent opening of five major resorts—The Dunes, Riviera, New Frontier, Royal Nevada, and Moulin Rouge—which had all faced ownership changes and financial difficulties, with some even going bankrupt. The Hacienda had opened the previous year without much fanfare. Against this backdrop, the opening of the town's most expensive hotel, the Tropicana, was a bold move.

The Tropicana had been in the works since 1955. Despite the challenges faced by other resorts, it had a unique ownership structure. Ben Jaffe, a Miami hotelier and part-owner of the Fontainebleau, owned the land, while Conquistador Inc. built and operated the resort. Conquistador's owner, "Dandy" Phil Kastel, had long been associated with the infamous gangster Frank Costello. Although Kastel admitted his friendship with Costello, he claimed Costello had no interest in the Tropicana due to being preoccupied with other matters.

Kastel's experience with the Beverly Club in New Orleans convinced him to build the Tropicana. He envisioned a first-class establishment, aiming to offer value and a high standard of service. The \$15 million investment resulted in a luxurious hotel-casino with 300 rooms in two Y-shaped wings, featuring a spacious lobby and a mosaic tile-lined entrance.

the golden era



On April 4, the Tropicana opened its doors. The Las Vegas Sun praised its luxury and good taste. The Theater Restaurant, designed with a tiered floorplan for unobstructed views, hosted its first gala revue with singer Eddie Fisher. Culinary expertise was brought in from Los Angeles with Alexander Perino, whose renowned restaurant Perino's added prestige to the dining options.

The Tropicana also featured a branch of Ronzone's, a fashion store from downtown Las Vegas. It had strong leadership from day one, with executives from the Sands, including former part-owner Louis Lederer and Chicago businessman T.M. Schimberg. J.K. Houssels, an experienced casino operator, managed the casino.

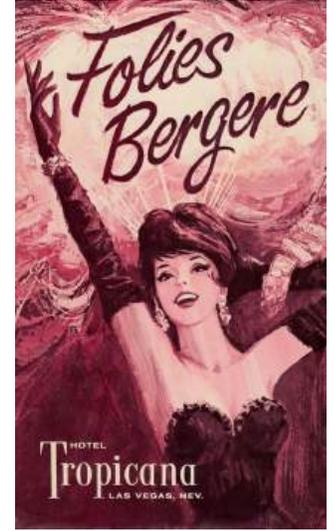
Despite initial appearances, Frank Costello had a significant interest in the Tropicana. This became public on May 2, 1957, when Costello was shot by Vincent "the Chin" Gigante on orders from Vito Genovese. A note in Costello's pocket detailed the Tropicana's earnings, linking him to the casino. This incident was widely publicized, revealing the underworld connections behind the Tropicana. Costello survived but eventually stepped aside for Genovese, and Houssels took full control of the Tropicana, steering it into the future.



Frank Costello, wearing a bandage around his head after attempted murder, New York, 1957. A note police found in his pocket after the shooting revealed the skim at the Tropicana.

THE CHRONICLES OF OLD LAS VEGAS

the golden era



Fast forward to today, the Tropicana Hotel has once again made headlines, but this time it's for its transformation rather than its glamorous past. Recent negotiations have led to the sale of the iconic Tropicana Hotel, marking the end of an era as it will be demolished to make way for a major-league baseball stadium. This decision underscores Las Vegas' continued evolution and ambition as a major entertainment and sports hub.

The new stadium is set to become the home of the Oakland Athletics, who will be relocating to Las Vegas. This move is a significant win for the city, aligning with its growing reputation as a premier destination for major sports leagues. Las Vegas has already seen tremendous success with the NHL's Golden Knights and the NFL's Raiders, both of which have brought substantial economic benefits to the area.

The introduction of Major League Baseball (MLB) to Las Vegas is expected to generate significant revenue for the city. The new stadium, strategically located on the Las Vegas Strip, will attract tourists and locals alike, boosting attendance at games and increasing spending in the area. The influx of fans is projected to benefit local businesses, including hotels, restaurants, and retail outlets, contributing to the overall economic growth of Las Vegas.

THE CHRONICLES OF OLD LAS VEGAS

the golden era

Additionally, the stadium will host various events beyond baseball, such as concerts and other large-scale gatherings, further enhancing its economic impact. The development of this state-of-the-art facility symbolizes a new chapter for Las Vegas, blending its historic charm with modern advancements, and reinforcing its status as a dynamic, multifaceted city.

The transition from the Tropicana's storied past to its future as a baseball stadium reflects Las Vegas' ability to adapt and thrive, continually reshaping its landscape to meet the demands of the present and future. This latest development is poised to bring a new wave of excitement and prosperity to the city, cementing its place as a top destination for sports and entertainment.



Embracing Wellness in Your Home

Cold plunging has rapidly gained popularity for its impressive array of health benefits. Immersing yourself in cold water can enhance circulation, reduce muscle soreness, boost your immune system, and elevate your mood by increasing endorphin levels.

Regular cold plunges can also aid in reducing inflammation and speeding up recovery after intense workouts. Cold plunge tubs can be purchased for anywhere between \$5000 and \$8000, but if this is out of your budget, there are simple and effective alternatives.

For those who cannot afford a dedicated cold plunge tub, a cost-effective option is to fill your bathtub with cold water and add ice. This DIY approach provides many of the same benefits, allowing you to experience the rejuvenating effects of cold therapy without breaking the bank.

Another alternative is to take a cold shower. Standing under cold water for about 5-10 minutes can still yield significant health benefits, making it a convenient option for daily practice.

Health Benefits of Cold Plunges

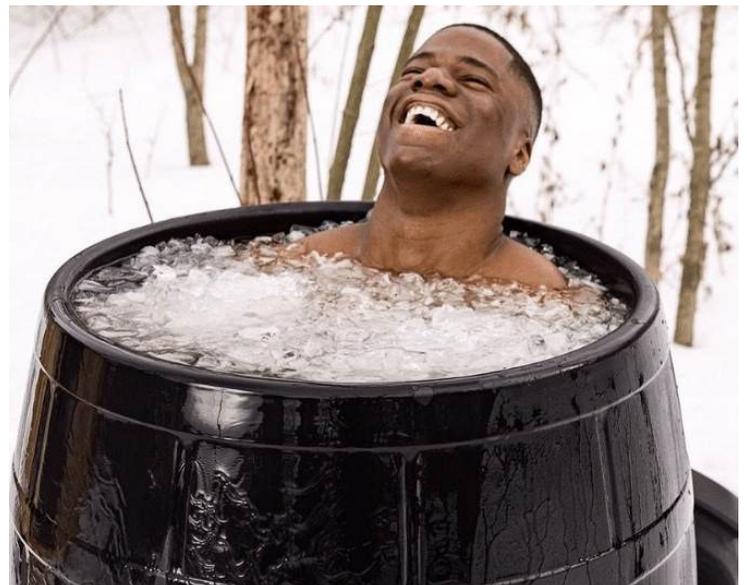
- **Improved Circulation:** Cold water immersion causes blood vessels to constrict and then dilate, enhancing blood flow and overall circulation.
- **Reduced Muscle Soreness:** Athletes often use cold plunges to decrease muscle inflammation and soreness, promoting quicker recovery times.
- **Enhanced Immune Function:** Regular cold exposure can boost the immune system, increasing resistance to illnesses.
- **Elevated Mood:** Cold plunges trigger the release of endorphins, the body's natural painkillers, leading to improved mood and reduced stress.



Ideal Temperature and Duration

For beginners, the recommended temperature range for cold plunging is between 50°F (10°C) and 59°F (15°C). More experienced individuals may prefer temperatures as low as 44°F (7°C). Typically, people stay in the water for 3-5 minutes, although some may extend this to 10 minutes as their tolerance builds.

Whether using a professional cold plunge, a homemade ice bath, or a cold shower, the key is consistency and making cold therapy a regular part of your wellness routine. Embrace the chill and unlock the numerous health benefits that cold plunges offer.





Frozen Yogurt Bark

Prep Time 10 min
Freeze Time 3 hrs
Total Time 3 Hrs 10 min



Ingredients

- 3 cups whole-milk Greek yogurt plain
- ¼ cup pure maple syrup or honey
- 1 pinch of salt
- 1 tsp vanilla extract
- 1 cup fresh blueberries
- ½ cup sliced strawberries
- ¼ cup toasted coconut shavings not shredded

Instructions

In a rimmed 10x15-inch baking sheet with parchment paper.

Stir yogurt, maple syrup (or honey), salt, and vanilla in a medium bowl. Spread smoothly over the entirety of the baking sheet. Scatter the strawberries, blueberries and coconut shavings over top.

Freeze until very firm, at least 3 hours. To serve, cut or break into pieces of the size you desire. Store in the freezer and take out one piece at a time.

Recipe Notes

Make sure you spread the fruit out so that you don't have too much frozen fruit clustered together. This makes it easier to eat - especially if you have sensitive teeth.

Another tip for those with sensitive teeth: the smaller you dice up the fruit - the better. Use the little wild blueberries if you can get them, and dice the strawberries if the large, pretty slices are too much for your teeth to handle.

You want at least 5% milk fat yogurt for this, or your end result will be more icy than creamy when eaten.

Peanut Butter Chocolate Bites

Prep Time 5 min
Additional Time 30 min
Total Time 35 min

Ingredients

- 2 tbsp dark chocolate
- ⅓ cup peanut butter
- 1 ½ tbsp flax meal or flour
- 3 tbsp coconut flour
- 2 tbsp honey

Instructions

Mix peanut butter, honey, flax meal and coconut flour, add salt.

Melt the dark chocolate.

Wet your hands and form balls with the peanut butter mixture. Roll the balls using a spoon in the melted chocolate until completely covered. Put on a plate or airtight container that is lined with parchment paper.

Freeze for 30 minutes - 1 hour. Enjoy. Keep leftovers in the freezer.

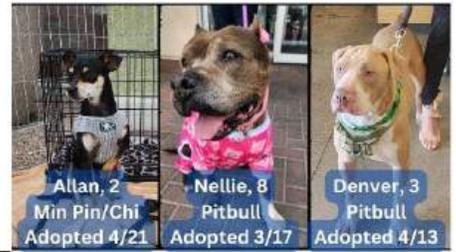
Recipe Notes

You can easily make this snack also low carb by leaving out the honey and using a sugar-free sweetener like stevia.



Ways You CAN HELP

- Social Media- share, like, comment. More interactions = more views.
- Doggy Day Dates- take a furry friend out for a few hours.
- Volunteer- adoption events, walking, transporting.
- Donate- money or supplies.
- Fundraise- host an event in person or online.
- Foster- give an animal a temporary home.
- Adopt- give a rescue pet a permanent home.



Recent ADOPTIONS

Adoption event every Sunday:
11 AM-2 PM
Petco
8495 W. Warm Springs Rd 89113
ANIMALNETWORK.NET



Our partnerships elevate you in every corner of the city.

We proudly highlight the businesses that are an integral part of our community, offering exceptional services and products that enrich the lives of our readers.



Spoiled Paws in Henderson is a premier grooming salon offering expert grooming, personalized care, and a stress-free environment for your pets. Their retail section features high-quality pet products, including treats, accessories, and essential care items.

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In higher price points, standard conventional loans may not be eligible. When this occurs, we often lean on jumbo financing. Many jumbo options have flexible underwriting just like conventional mortgages, but allow for larger loan amounts. The current conforming loan limit in the state of Nevada is \$766,550 for all conventional residential mortgage loans. Any loan size larger than that requires jumbo financing.

Here are some highlights of jumbo mortgages:

- Downpayments as low as 10.01%
- Loan amounts up to \$3,000,000
- Fico as low as 680 allowed
- Eligible for primary, secondary and investment homes
- Income verification by
 - Full document (employment income)
 - Alternate document (bank statement income)
- Reserves are required (6-18 months)
 - Reserves are liquid funds available at closing. Usually measured by the number mortgage payments available in the account
- Up to 45% debt-to-income ratios allowed

Outdoor adventures embracing nature in Las Vegas

Discover the Natural Beauty of Red Rock Canyon

Nestled just a short drive from the bustling Las Vegas Strip, Red Rock Canyon National Conservation Area offers a serene escape into nature's splendor. This stunning natural haven, with its vibrant red sandstone formations and sprawling desert landscapes, provides a perfect backdrop for outdoor adventures that rejuvenate the soul and invigorate the spirit.

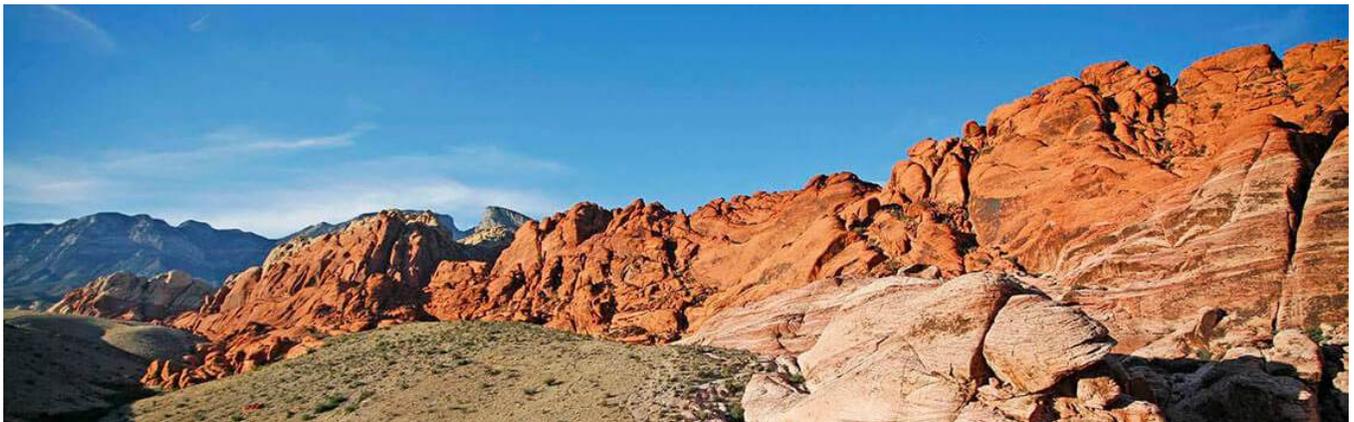
A Hiker's Paradise

Red Rock Canyon is a hiker's dream, boasting a variety of trails that cater to all levels of experience. Whether you're a seasoned trekker or a casual walker, there's a trail for you. The Calico Tanks Trail, a moderate 2.2-mile round trip, leads you through picturesque canyons and ends with a rewarding view of Las Vegas from a hidden water tank. For those seeking a more challenging hike, the Turtlehead Peak Trail offers a strenuous 5-mile journey to one of the highest points in the park, rewarding adventurers with panoramic vistas of the Mojave Desert.



Climbing to New Heights

For rock climbing enthusiasts, Red Rock Canyon is a world-class destination. The area is renowned for its diverse climbing routes, ranging from beginner-friendly slabs to advanced multi-pitch climbs. The sandstone cliffs provide excellent opportunities for both traditional and sport climbing. Popular spots like the Calico Hills and the Sandstone Quarry draw climbers from around the globe, all eager to test their skills against the canyon's formidable walls.



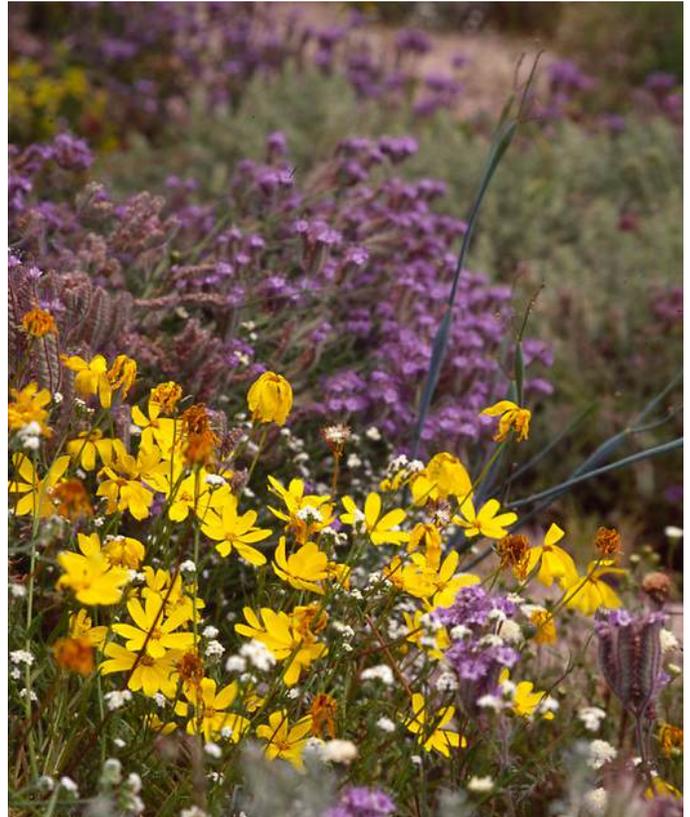
Red rock Canyon

Scenic Drives and Picnics

If you prefer a more relaxed adventure, the 13-mile Scenic Drive through Red Rock Canyon offers breathtaking views from the comfort of your car. The loop features numerous overlooks and picnic areas where you can stop, enjoy a meal, and take in the stunning scenery. Each viewpoint along the drive provides a unique perspective of the canyon's geological wonders, making it a perfect outing for families and those with limited mobility.

Wildlife and Flora

Red Rock Canyon is not just about rocks and trails; it's also home to a diverse array of wildlife and plant species. As you explore, keep an eye out for desert tortoises, bighorn sheep, and the occasional golden eagle soaring above. The flora is equally captivating, with vibrant blooms of desert wildflowers in the spring and the striking Joshua trees standing tall throughout the landscape.



Tips for a Safe Adventure

To make the most of your visit to Red Rock Canyon, here are a few tips:

- **Stay Hydrated:** The desert climate can be harsh, so bring plenty of water, especially during the hotter months.
- **Wear Appropriate Gear:** Sturdy hiking boots, sun protection, and layers are essential to navigate the varying temperatures and rugged terrain.
- **Leave No Trace:** Preserve the natural beauty of the canyon by packing out all trash and respecting wildlife habitats.

Red Rock Canyon is a testament to the natural beauty that lies just beyond the neon lights of Las Vegas. Whether you're hiking, climbing, or simply enjoying a scenic drive, the canyon offers a rejuvenating escape and a reminder of the serene and untamed beauty of the desert. Embrace the opportunity to connect with nature and discover the adventures that await in this remarkable landscape.

June market stats 2024

What's Your Home Worth?		Single-Family Units		
	Current Value June 2024	Growth From May 2024	Growth From June 2023	
Units Sold				
No. of Units Sold	2,093	-12.8%	-8.7%	
Median Price of Units Sold	\$475,000	+0.4%	+7.7%	
Average Price of Units Sold	\$604,355	+0.7%	+13.0%	
New Listings				
No. of New Listings	2,819	-9.7%	+7.7%	
Median Price of New Listings	\$509,900	+2.0%	+7.3%	
Average Price of New Listings	\$726,317	+2.4%	+12.6%	
Availability (Including Offers)				
No. of Units Available	6,846	+1.5%	+6.7%	
Median Price of Units Available	\$525,000	+0.0%	+5.1%	
Average Price of Units Available	\$877,064	+1.3%	+12.6%	
Availability (Excluding Offers)				
No. of Units Available	4,114	+6.3%	+11.8%	
Median Price of Units Available	\$565,000	+0.0%	+2.9%	
Average Price of Units Available	\$1,019,060	-0.3%	+14.4%	
Effective Months of Availability	2.0	+22.0%	+22.5%	
Time on Market for Units Sold				
	June 2024	May 2024	June 2023	
0 - 30 days	71.6%	70.9%	65.5%	
31 - 60 days	15.3%	14.8%	15.8%	
61 - 90 days	6.5%	6.5%	7.2%	
91 - 120 days	3.0%	3.2%	4.3%	
121+ days	3.7%	4.6%	7.2%	

For market stats in your specific ZIP Code or neighborhood, contact Jennifer Stuart at 702-265-4498.
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