



A MASTER PLANNED  
COMMUNITY

*An Extraordinary Lifestyle*

## Reasons to Sell Your Client a Home in Shadow Valley

**Shadow Valley** is a great place to live... a **Master Planned Community** with several major components which contribute to a strong sense of community and *An Extraordinary Lifestyle*.

- The Location is Ideal ... in the Bentonville - Rogers area ... the Heart of Northwest Arkansas.
- **Shadow Valley Country Club** ... the Social Center of the Community ... includes a Championship 18 Hole Golf Course, Tennis Center, Fitness Center, Overlook Restaurant, Children's Activity Center, Swim Center, Playground, Basketball Courts, Meeting Facilities and more.
- Existing and planned **Community Recreation Amenities** include acres of Green Space, Lake and Osage Creek Fishing, Playgrounds and Pocket Parks, Walking and Jogging Trails and Athletic Fields.
- The **Schools are Excellent** ... all of the community is in the **Bentonville School District**.
- There is a wide range of **Home Choices** including traditional **Single Family Homes** as well as **Townhomes**, **Chateaux** and **Golf Villas** with lawn and exterior home maintenance services provided.
- Your client can choose to have one of the **Premier Builders** construct the **Custom-Built Home** of their dreams on the lot of their choice ... purchase a **Ready-To-Customize Home** under construction and personalize it ... or purchase a **Ready Now Home** and move in right away.
- **Recreation Amenities** include acres of Green Space, Lake and Osage Creek Fishing, Playgrounds and Pocket Parks, Walking and Jogging Trails and Athletic Fields.
- **Shadow Valley** was selected "**Best Neighborhood**" in the **2005** and **2006** "Best of NWA" Readers' Poll conducted by Northwest Arkansas CitiScapes Metro Monthly Magazine.

For the same reasons that **Shadow Valley** is one of the best places to live in Northwest Arkansas, the return on your client's investment should compare favorably with the best in the market.

