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DELIVERING NEIGHBORHOOD CONNECTIONS



THE QUIET SIDE OF LUXURY

Designing desert homes that stay cool, calm, and effortless

BY RESIDENT TEANA WAGNER

As the desert sun climbs each day, the most luxurious homes in Paradise Valley aren't always the loudest. They're the ones that stay cool and calm, with systems working quietly in the background so life feels effortless.

Luxury in the area is shifting, said architect and developer Jason Boyer of Boyer Vertical. It's less about the boldest statement and more about how a home lives on an ordinary day—cool, private, and easy.

"We live in this place of extremes," Boyer said—"extreme beauty, extreme heat"—architecture and sustainability become tools for balance.

One of his simplest rules is also the most overlooked: shade.

"Shade's super important for us in the desert," Boyer said. He's seen outdoor rooms that photograph well but fail in real life because they aren't properly oriented or shaded, and they don't get used.

That's why his process starts with fundamentals. "Start with orientation," Boyer said, then build scale, proportion, and

structure around shade. Done well, a home doesn't just perform better, it ages better.

"You get to year 10, it might look better than it does today," he said, as the landscape grows in and early design moves reveal themselves over time.

His advice to homeowners: Invest in what you can't change—the bones, the plan, and how the house meets the sun.

Quiet luxury also means fewer surprises. Boyer described the "telephone game" between architect and builder that can create tension, add time, and frustrate owners. His vertically integrated approach—aligning design, development, and construction—reduces conflict, streamlines decisions, and helps keep budgets steadier, with fewer surprises and clearer communication, he said.

Steal this: Before choosing finishes, ask for a shade strategy, an orientation study, and an indoor-outdoor plan you'll actually use in July.

Boyer said he's active near Paradise Valley and confirmed a new build, "Living San Miguel," is beginning in a pocket near

Marion Estates. The home will sit along a wash and feature an L-shaped plan, a casita, and a negative-edge pool.

The takeaway is timeless: Edited, intentional homes built for heat, time, and peace of mind.

For more information, visit boyervertical.com or follow [@boyervertical](https://www.instagram.com/boyervertical) on Instagram.



Photo by Pearl Blossom Photography

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