



ARNOLD
— REALTY GROUP —

Build your
DREAM HOME

TODAY

50+ ACRES IN GRAND RIVERS, KENTUCKY

One of Kentucky's most picturesque
Resort & Marinas underway!

COMMUNITY DOCK POOL RESTAURANTS SHOPPING

More details coming soon!

COMING 2026



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Eagle Landing

by M&T Development

↑ GRAND RIVERS

KENTUCKY LAKE

 HOMES

- Marina
- Garden Homes
- Lakeview Homes
- Dockside Homes
- Commercial Retail
- Terrace Villas
- Valley Villas
- Lakeside Villas

Ranked #1

 KENTUCKY LAKE

Lot	Acreage	Price	Type
25	0.53	\$129,000	Lakeview Homes
23	0.69	\$199,000	Lakeview Homes
22	0.47	\$199,000	Lakeview Homes
18	0.49	\$199,000	Lakeview Homes
17	0.69	\$329,000	Lakeview Homes
16	0.69	\$449,000	Dockside Homes (private dock ability)
14	0.55	\$499,000	Dockside Homes (private dock ability)
5	0.41	\$479,000	Dockside Homes (private dock ability)
4	0.41	\$429,000	Lakeview Homes
3	0.53	\$329,000	Lakeview Homes
2	0.47	\$249,000	Lakeview Homes
1	0.44	\$199,000	Lakeview Homes
45	0.60	\$99,000	Garden Homes
47	0.61	\$99,000	Garden Homes
48	0.61	\$99,000	TBD
49	0.60	\$99,000	TBD
50	0.63	\$99,000	TBD
51	0.68	\$99,000	Terrace Villas
52	0.68	\$99,000	Terrace Villas
53	0.42	\$475,000	Dockside Homes (private dock ability)

Build your
DREAM HOME

Picture building your dream home on the shores of Lake Barkley within the exclusive community of Eagle Landing. MC Homes is the designer-builder behind some of Kentucky's finest and most luxurious homes. Select your lot, then browse our gallery for inspiration.



TERRACE VILLAS

Under Construction and nearing completion - TriPlex & QuadPlex



PRICING

Building One (Triplex)

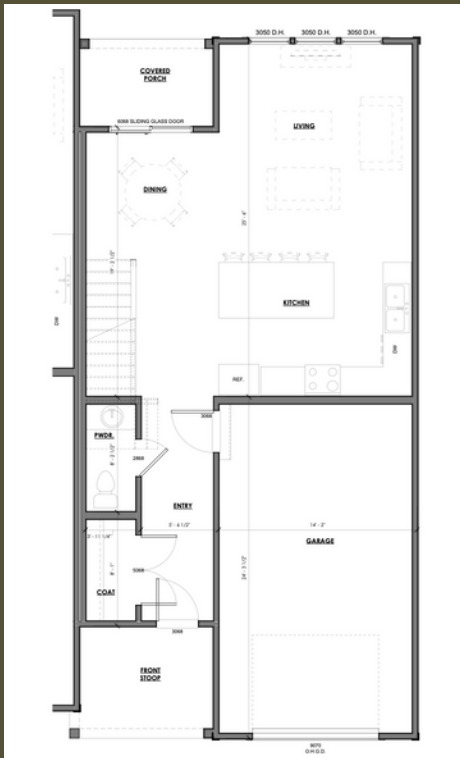
- 790 Eagle Rest Dr - \$479,000
- 794 Eagle Rest Dr - \$459,000
- 798 Eagle Rest Dr - \$459,000

Building Two (Quadplex)

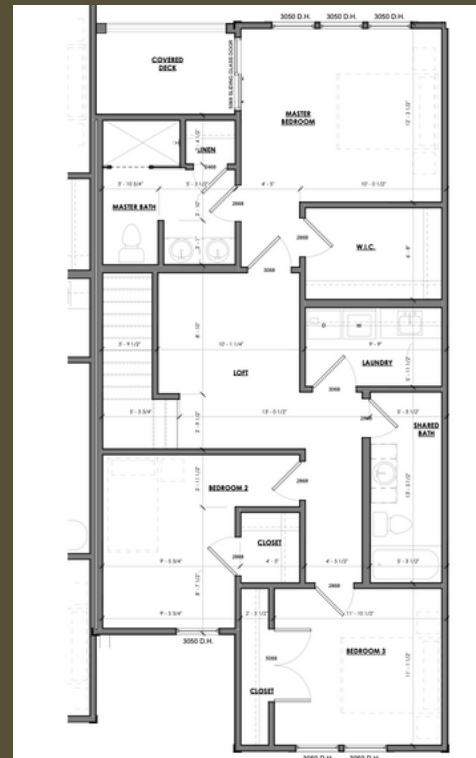
- 804 Eagle Rest Dr - \$469,000
- 808 Eagle Rest Dr - \$469,000
- 814 Eagle Rest Dr - \$469,000
- 820 Eagle Rest Dr - \$489,000

Fee of \$5,600 per year billed as \$1,400 quarterly covers mowing, landscaping, & exterior maintenance.

FIRST FLOOR



SECOND FLOOR



FOR SALE

790 Eagles Rest Drive \$479,900

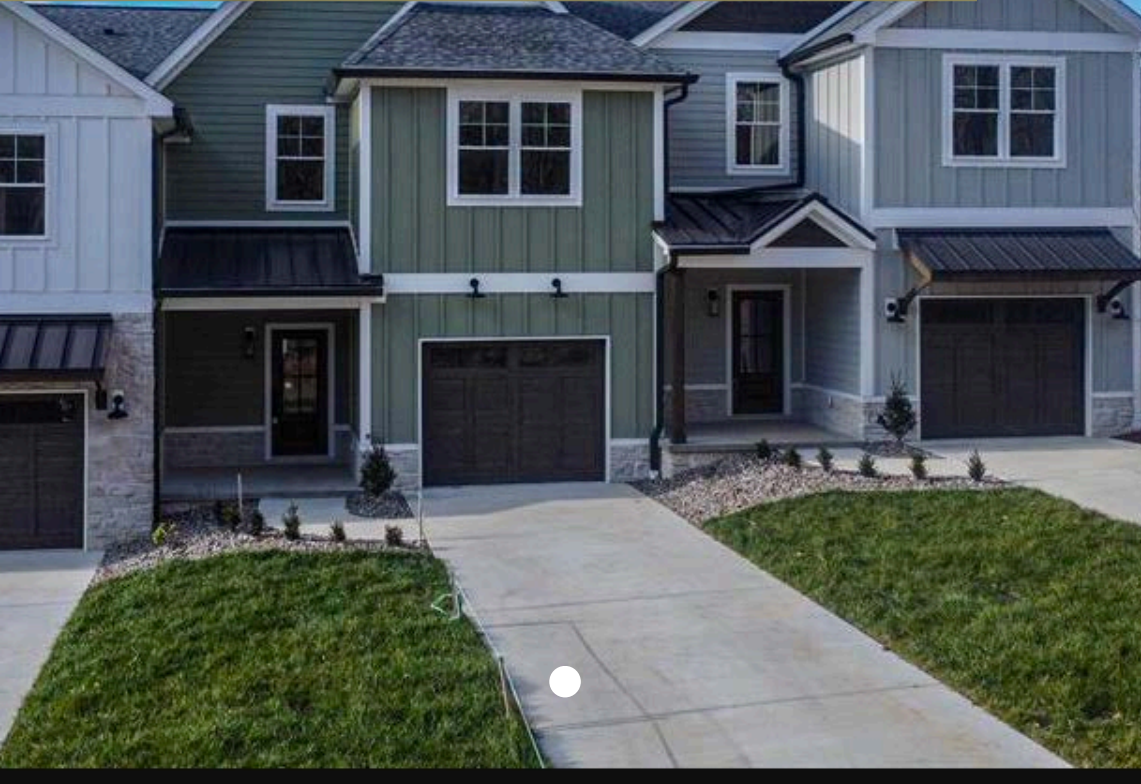


 **3 Bedroom**  **2.5 Bathroom**  **1,900sf**

The first villa is complete and we can't wait for you to fall in love! Every detail was thoughtfully considered when designing this beautiful dream home with stunning lakeviews! No matter if you're looking to make a move to permanent lake living or are hoping to find a place to getaway to rest and relax, this is the spot!

FOR SALE

794 Eagles Rest Drive \$459,900



 **3 Bedroom**  **2.5 Bathroom**  **1,900sf**

Every detail was thoughtfully considered when designing this beautiful 3 bedroom 2 and a half bathroom dream! If you're looking for permanent lake living or hoping to find a place to getaway to rest and relax, this is the spot! The neighborhood boasts beautiful lake views, the 2023 St. Jude Dream Home, several beautiful homes, and much more to come!

VALLEY VILLAS

& LAKESIDE VILLAS



FIRST FLOOR



BASEMENT



Valley Villas: \$550,000 - \$600,000

Lakeside Villas: \$700,000 - \$750,000

MODERN

Villas Modern style:

Walls and Trim
 Chantilly Lace OC-65
 Blanco sink in concrete

White shaker/slab cabinets throughout

Zellige Tile Backsplash

Lighting in gold

Delta Trinsic in CB

Laundry faucet

Bathroom floor tile 12x24

Bathroom Shower tile

Beveled mirrors

Costal Modern Furniture
 *accessories like plants, lamps, and pillows shown not included

First and second floor patio sets

Living room- light gray 109" sectional or set of sofas, 8x12 rug, 60" console, 36" coffee table, set of chairs

Eat in- 40" round table, 4 chairs

Bedroom 3 - queen bed and mattress, set of 24" nightstands, 8x10 rug

4 island counter stools

Set of loft chairs

Primary Bedroom- king bed and mattress, set of 28" nightstands, chest of drawers 36" wide, 8x10 rug

Bedroom 2- twin over full bunk beds with twin trundle or set of twin beds, and mattresses

ABOUT The Villas

3 Bedroom **2.5 Bathroom** **1,900-2,000sf**

Choose from Modern, Classic, or Farmhouse Style Furniture packages available Walking distance to Marina, Restaurant and Hotel coming in 2026.

CLASSIC

Villas Classic style:

Walls
 SW Agreeable Gray 7029
Trim
 Chantilly Lace OC-65

Detailed shaker white cabinets throughout

Beveled backsplash

Nickel lighting

Delta Cassidy in chrome

Laundry faucet

Walnut stained oak LVP

Bathroom Floor tile 12x24

Shower tile 12x24

Arched black mirrors

Classic Furniture
 *accessories like plants, lamps, and pillows shown not included

First and second floor patio sets

Living room- light gray 109" sectional or set of sofas, 8x12 rug 60" console, 36" coffee table, set of chairs

Eat in- 40" round table, 4 chairs

Bedroom 3 - queen bed and mattress, set of 24" nightstands, 8x10 rug

4 counter stools

Set of loft chairs

Primary Bedroom- king bed and mattress, set of 30" nightstands, chest of drawers 40" wide, 8x10 rug

Bedroom 2- twin over full bunk beds with twin trundle or set of twin beds and mattresses

FARMHOUSE

Villas Farmhouse style:

Walls
 SW Agreeable Gray 7029
Trim
 Chantilly Lace OC-65

White Shaker cabinets throughout

Wavy light gray subway tile 3x6

Lighting in black

Delta Nicoli matte black

Laundry faucet

Rustic Barn wood LVP

Bathroom floor tile 12x24

Bathroom shower tile 12x24

Wooden mirrors

Modern farmhouse furniture
 *accessories like plants, lamps, and pillows shown not included

First and second floor patio sets

Living room- light gray 109" sectional or set of sofas, 8x12 rug, 60" console, 36" coffee table, set of chairs

Eat in- 40" round table, 4 chairs

Bedroom 3 - queen bed and mattresses, set of 21" nightstands, 8x10 rug

4 island counter stools

Set of loft chairs

Primary Bedroom- king bed and mattresses, set of 28" nightstands, chest of drawers 40" wide, 8x10 rug

Bedroom 2- twin over full bunk beds with twin or set of twin beds and mattresses

Explore GRAND RIVERS

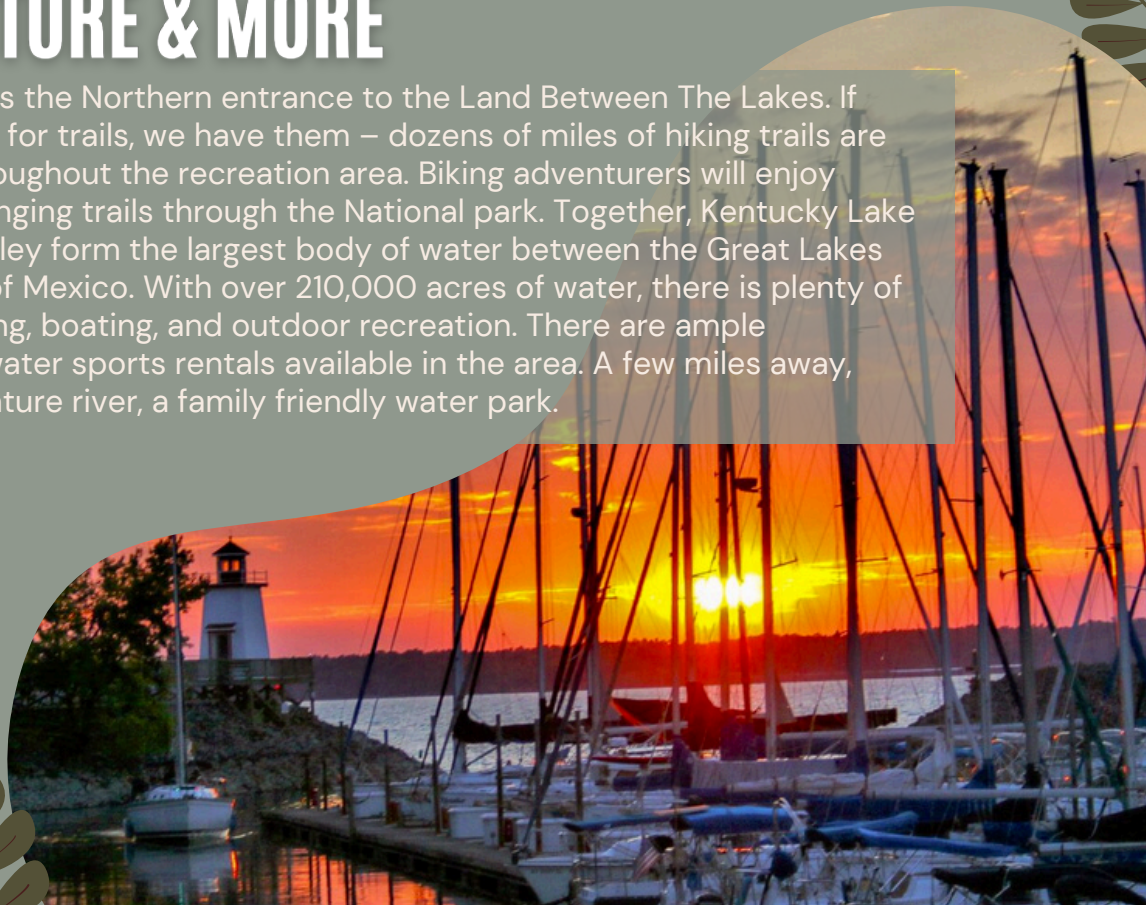
Surrounded by outdoor beauty, the area offers access to two major lakes spanning over 3,000 miles of shoreline, **Kentucky Lake & Lake Barkley**. Enjoy amazing areas like Land Between the Lakes with camping, hiking and bike rentals. The town has two marinas, Green Turtle Bay and Lighthouse Landing and soon to be a third with Eagle Landing resort, marina, hotel, and restaurant coming 2026.

ADVENTURE & MORE

Grand Rivers is the Northern entrance to the Land Between The Lakes. If you're looking for trails, we have them – dozens of miles of hiking trails are scattered throughout the recreation area. Biking adventurers will enjoy several challenging trails through the National park. Together, Kentucky Lake and Lake Barkley form the largest body of water between the Great Lakes and the Gulf of Mexico. With over 210,000 acres of water, there is plenty of room for fishing, boating, and outdoor recreation. There are ample recreational water sports rentals available in the area. A few miles away, check out venture river, a family friendly water park.

DINING

Grand Rivers has some of the best dining experiences in Kentucky, even home to the award-winning and nationally recognized Patti's Settlement. From pizza & burgers, to steaks & seafood, the cafes, grills, and restaurants surround guests in unique atmospheres from lake-side dining to local history. All centrally located, just golf cart ride away from Eagle Landing, there is shopping, festivals and events to enjoy.





EAGLE LANDING

-A COMMUNITY-

These exclusive lots are once-in-a-lifetime opportunities. They're destined to become lifelong residences that pass through generations of families!



FAMILY FUN

From hiking, biking, horseback riding, ATV, and water trails, to annual festivals, shopping, dining, golf, theatre, and a spa, Grand Rivers has family friendly fun year round. Uniquely, this community is one of few locations in the region where golf carts are "road legal". Golf Carts are so commonly used by visitors and locals that there are even events such as the Golf Cart Poker Run and the Golf Cart Drive-In Movies.



Contact Us
TODAY



Developed
and Villas Built
by:



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