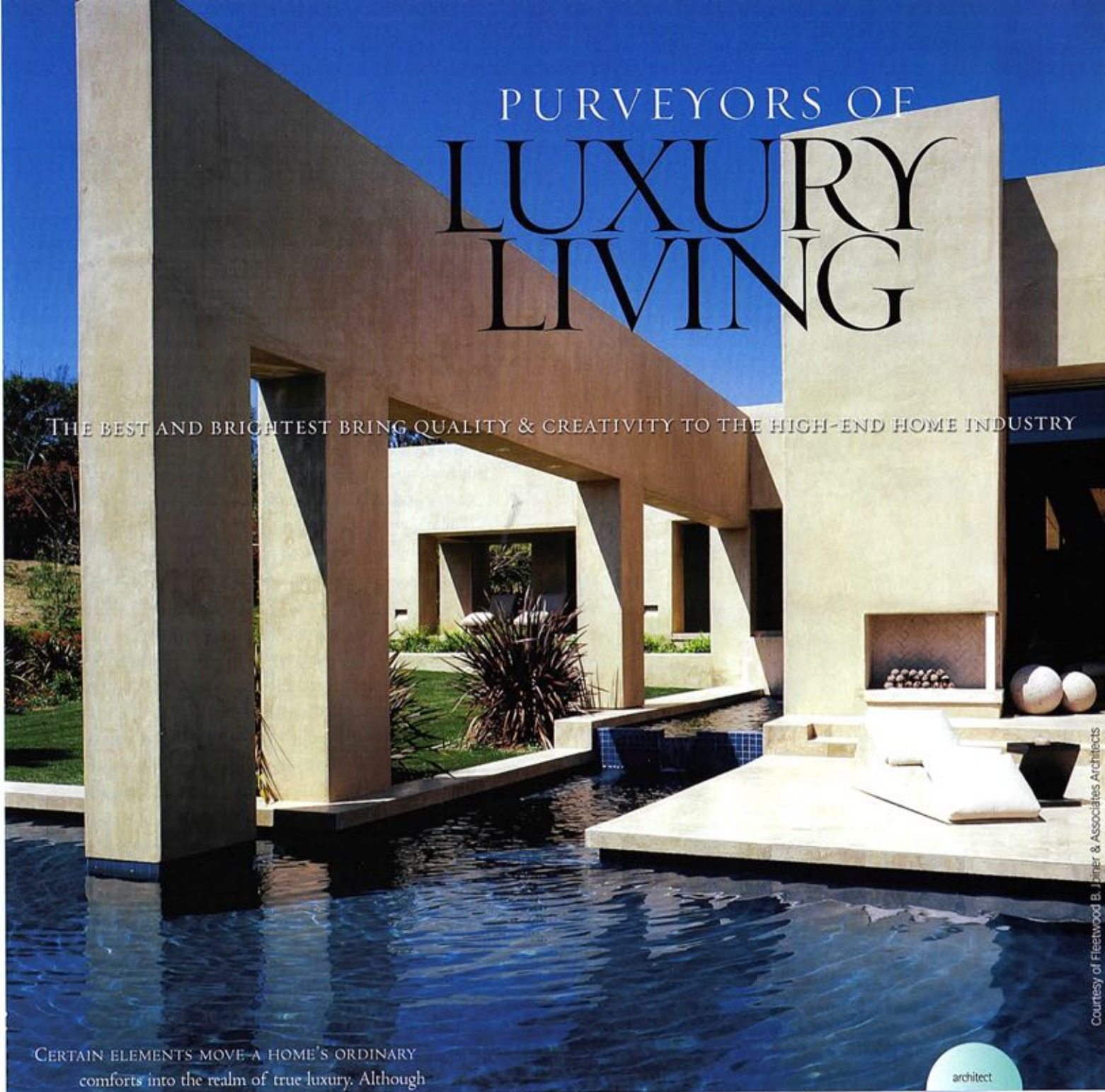


PURVEYORS OF LUXURY LIVING

THE BEST AND BRIGHTEST BRING QUALITY & CREATIVITY TO THE HIGH-END HOME INDUSTRY



CERTAIN ELEMENTS MOVE A HOME'S ORDINARY comforts into the realm of true luxury. Although exceptional designs often include extraordinary features, the most impressive usually have extravagant *concepts*.

California architect Fleetwood B. Joiner celebrates nature with designs that make the most of the landscape. Windows and arches frame views encompassing oceans and horizons—the very epitome of sumptuous space.

Telluride Real Estate Corporation develops homes that sit on fortunes of unmined precious

metals, but whose greater worth is on the surface—grassy meadows and snow-capped mountain ranges. This key player in Telluride's growth control recognized from the early days the value of preserving the land for future generations.

These visionaries see a habitat where the sunset is part of the home's original artwork, and where a prime location sets the stage for a superior lifestyle.

Now *that* is luxury.



Fleetwood B. Joiner FLEETWOOD B. JOINER & ASSOCIATES

Incorporating details of the past into exquisite designs for the future

WHEN FLEETWOOD B. JOINER PUTS PENCIL TO PAPER, HE describes his goal as creating “an oasis for the spirit— something spiritual, relaxing and enjoyable.”

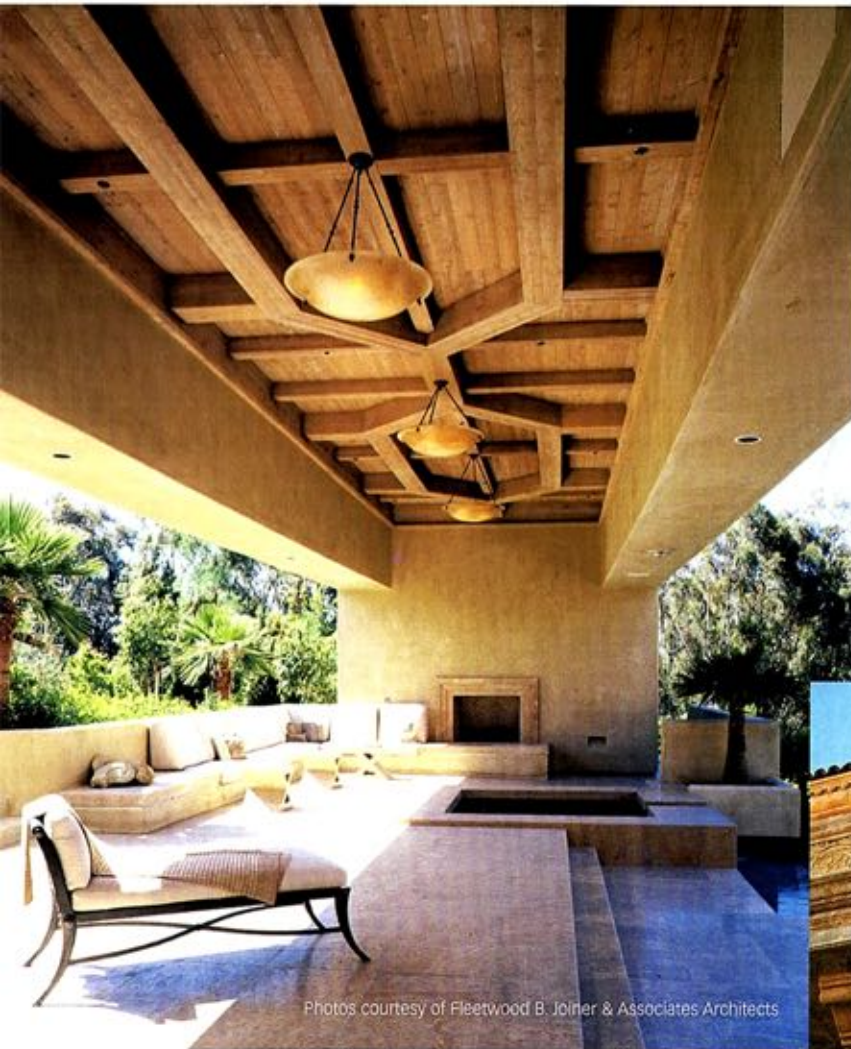
Given the breathtaking design portfolio that includes some of America’s most impressive residences, it’s obvious the high-profile Newport Beach architect and his eight-member team have hit their mark.

Joiner graduated first in his class at Tulane University and was deeply inspired by an international tour

of ancient architecture that followed graduation. He photographed villas, palaces, castles and mansions throughout Europe, Turkey, Africa and the Pacific, creating a remarkable library containing thousands of images. “I’m a huge history buff and encourage traditional details and ancient artifacts placed with a contemporary design,” he explains. “The antiquity sets the tone and creates a unique artistic statement.”

Joiner’s concepts, both traditional and contemporary, are legendary. One such masterpiece is California’s largest coastal home. Located on the oceanfront in San Diego, the 50,000 square-foot estate is a graceful bridge between the Pacific and multiple inland waterscapes. Another is a 6,000-acre working ranch near the Sequoia National Forest that has riding rinks, stables, barns, line shacks and sleeping porches, all blending into the natural surroundings with wood siding, rusted metals and a contemporary interior.

His design philosophy combines brilliant creativity with architectural integrity. Genius clearly comes from his heart. “It’s quite exciting and gratifying to create environments that bring joy to people for a lifetime.” ✨



Photos courtesy of Fleetwood B. Joiner & Associates Architects

