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GRAND OPENINGS & EVENTS

EDITOR'S NOTE: All efforts have been made to verify accuracy of dates and details, but due to unforeseen circumstances, sometimes things might change. Be sure to call ahead or check on the appropriate website to ensure the event is taking place on the specified date(s). Thank you!

Recent Grand Openings



Northern Ridge Estates

KB Home

Location: 83rd Ave. & Northern Ave., Glendale

Pricing: From the \$260s

Size: 1,513–2,014 sq. ft.

Beds/baths: 3–4 beds; 2 baths

Sales office hours: 10 a.m.–6 p.m. daily; 2–6 p.m. Monday

Info: KBHome.com

Description: Energy-efficient homes in gated commuter-friendly community w/playground, greenbelts.



Shea Homes



Northview at Stone Butte

Shea Homes

Location: 2232 E. Fallen Leaf Lane, Phoenix

Pricing: From \$575,990

Size: 2,770–4,290 sq. ft.

Beds/baths: 4–6 beds; 2.5–4.5 baths

Sales office hours: 10 a.m.–6 p.m. daily; 1–6 p.m. Friday

Info: SheaHomes.com; 480-367-3672

Description: Backdropped by Phoenix Sonoran Preserve. Convenient access to greater Phoenix. Near TPC Scottsdale, Kierland Commons, Desert Ridge Marketplace.



Mammoth Steps via Keystone Homes

Upcoming Grand Openings



Madison Park

Keystone Homes

Location: 12221 E. Pecos Rd., Chandler

Pricing: From the \$300s

Size: 1,900–2,500 sq. ft.

Beds/baths: 2 beds (+ den)–4 beds; 2.5–3 baths

Sales office hours: By appointment prior to Grand Opening. After Grand Opening: 10 a.m.–6 p.m. daily; 11 a.m.–5 p.m. Sunday

Date of grand opening: Jan. 18

Info: MadisonParkChandler.com; 480-422-0655

Description: Two-story homes w/energy-efficient construction, flexible options. Neighborhood gathering area w/pool, barbecue, more. Front yard landscaping installed, HOA-maintained.



Toll Brothers



Sterling Grove

Toll Brothers

Location: 17193 W. Montpelier St., Surprise

Pricing: From the mid \$300s

Size: 1,400–4,000+ sq. ft.

Beds/baths: 2–5 beds; 2–3 baths

Sales office hours: 10 a.m.–5:30 p.m. daily; noon–5:30 Monday

Date of grand opening: Jan. 25–26

Info: SterlingGrove.com; 844-836-5263

Description: Staff-gated golf course community of single-family homes centered around a tree-lined town-square. Private golf, community parks, garden, groves, irrigation ponds/streams.



Trilogy by Shea Homes

Abundant amenities

Recreation, socializing and learning define active-adult communities

By Debra Gelbart

Baby boomers and active-adult communities are becoming increasingly connected. Perhaps one reason is that as of 2020, all baby boomers (those born between 1946 and 1964) are eligible to reside in an active-adult community based on age (55+). Because there are about 76 million boomers in the U.S., up to 2,000 active-adult communities across the country have been designed for this population. Approximately 62 are located in the Phoenix area.

Trilogy by Shea Homes recently surveyed 1,015 home-shoppers nationwide over age 50. The survey found that 75 percent would consider living in an age-qualified community.

Something for everyone

Local experts cite several reasons why boomers are flocking to these locations:

New experiences: Buyers are seeking a place that offers the opportunity for travel, wellness activities and experiencing new things, said Hal Looney, Arizona Area President, Shea Homes Active Lifestyle Communities, developer of Trilogy communities.

Varied connections: While some very popular active-adult communities are built as standalone communities, some active-adult communities are located within larger master-planned communities designed for all ages. “Baby boomers are eager to experience the benefits of an active-adult community without sacrificing connection to a broader community,” said Dan Kelly, general manager of Verrado in Buckeye, which is home to Victory at Verrado (55+) as well as several all-ages neighborhoods.

Low-maintenance homes: Experts at Taylor Morrison note that many residents are coming from a colder climate. “They’re downsizing and want a more functional home,” said Andrea Murphy, vice president of sales for the Taylor Morrison Phoenix division.



Del Webb



Mark Boisclair Photography via Robson Resort Communities

Diverse lifestyles: Such communities cater to both retired and still-working homeowners. In the four Trilogy communities in Arizona, about 40 percent of residents are working part- or full-time. The same is true for the two Del Webb communities in the Phoenix area: Sun City Anthem in Florence and Sun City Festival in Buckeye. Within Robson Resort Communities in Arizona — PebbleCreek in Goodyear and Robson Ranch Arizona in Casa Grande/Eloy — about 30 percent of the residents work part- or full-time.

Privacy and convenience: There’s often a feeling of luxury living amid open space, yet with easy access to shopping and medical venues. “We offer a lifestyle that feels like a private retreat with locations chosen to keep residents close to shopping, hospitals and access to travel,” said Brian Boylan, vice president of sales for Robson Resort Communities.

Abundant amenities: On-site recreational amenities plus planned activities, clubs and learning/enrichment

“Our goal is to ensure there is something for everyone.”

—Brian Boylan
Robson Resort Communities

(ABUNDANT AMENITIES, continued on page NH8)



Victory at Verrado

(GRAND OPENINGS & EVENTS, continued on page NH8)





New-home smarts

Simplify your life with technology

By David M. Brown

With technology, you can easily schedule tasks and automations to simplify your daily routines. You can control lights and set temperatures with voice-at-home or via a mobile device while you're down the street at the grocery store — or even thousands of miles away on a sun-drenched beach.

“Gone are the days of coming home to a dark household. It’s a beautiful thing to receive notifications to adjust lights or temperature as needed and to wake up or go to bed knowing everything is set just the way it should be,” said Ken Peterson, vice president of sales and marketing for Scottsdale-based Shea Homes Arizona.

Multiple platforms
These features are usually available for both Android and Apple platforms in which each manufacturer will have its own application, explained Trey Bitteker, vice president of sales for Scottsdale-based Pulte Homes, a national brand of PulteGroup Inc.

Inside your new home, one central device can control all individual ones either hard-wired or connected in the cloud. To ensure that all cloud-based smart devices function properly, ensure that your new home has Wi-Fi coverage for features such as garage door openers, thermostats, door locks, lighting, pool equipment, stereo equipment and video surveillance.

“These make a home more comfortable and household tasks more convenient. And most of these technologies can be controlled via voice commands with apps such as Amazon Alexa,” Bitteker said.

Wonderful Wi-Fi
Another improvement in smart home technology is the elimination of wires.

“Only in the last year has Wi-Fi begun to tie it all together during the new-home building process,” Peterson said, adding that most new Shea Homes have SheaConnect installed when the new owners close on their homes.

“Most of these technologies can be controlled via voice commands with apps such as Amazon Alexa.”

—Trey Bitteker, Pulte Homes



Getty Images

“Once a homeowner moves into a new SheaConnect home, we make sure they ... can fully start experiencing the benefits of their smart-home technology.”

—Ken Peterson, Shea Homes

Getty Images

Ask the Expert

Earnest money

Source: D. Patrick Lewis, 2019 Arizona REALTORS® President and Managing Broker for Realty Executives



Getty Images

- Q What is earnest money?**

A Earnest money is generally some amount of money, usually deposited in escrow, that can demonstrate to the seller how serious the buyer is about purchasing the home. The money can be applied to the buyer’s down-payment or closing costs at close of escrow. It can also be at risk in cases of buyer breach of contract. However, there are specific timelines and actions outlined in the contract that clearly define when earnest money is at risk of being lost.
- Q Who holds the money?**

A The money is held by the title company in escrow.
- Q What happens if the deal falls through?**

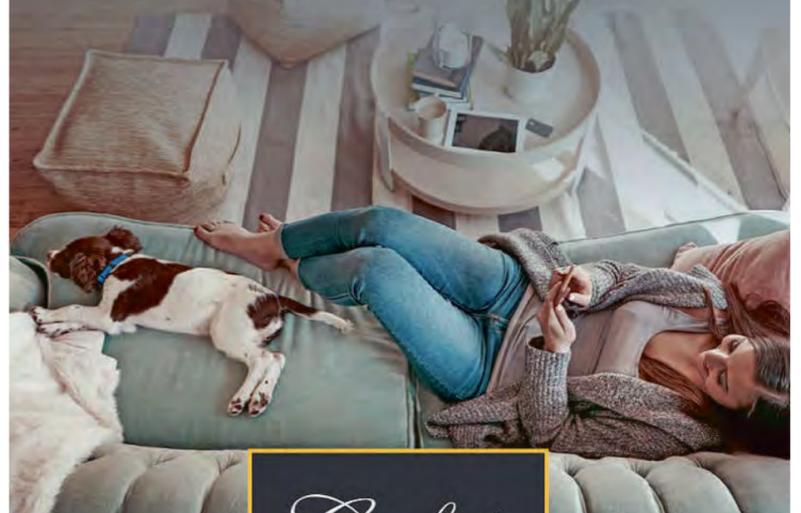
A There are specific timelines and actions outlined in the contract that clearly define when earnest money is at risk of being lost.
- Q Anything else a new-home buyer should know/be aware of regarding earnest money?**

A I would encourage all buyers to understand the purpose of earnest money and to consult their Realtor in understanding the conditions and timelines that must be met for a successful close of escrow.
- Q Why is it important to a new-home buyer?**

A In this competitive market, the amount of earnest money can tell the seller that the buyer is a serious buyer.
- Q Is there a standard amount or percentage involved?**

A No — it is whatever amount the buyer and seller agree on.

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First-timers

A condo or townhome may be an ideal first-home purchase

By Debra Gelbart

If you're a first-time homebuyer who is considering making a condo or townhome your first purchase, two local real estate experts who specialize in multi-family communities advise you to research your options before visiting specific communities.

Location and lifestyle

First, said David Newcombe, a real estate broker with Launch Real Estate in Scottsdale, go to the area of the Valley where you'd most like to live. If lifestyle is your primary consideration — where you have conveniences and transportation within walking distance of what would be your new residence — you'll likely want to live in either Downtown Phoenix, the Biltmore Corridor in Phoenix, Downtown Scottsdale or Downtown Tempe, he said. If affordability is your main influencer, then you'll probably want to consider suburban living in Gilbert, Chandler, Mesa, Surprise or Peoria.

"Most savvy buyers work with a buyer's agent to assist them," said Keith Mishkin, owner of Cambridge Properties in Phoenix, "or simply look online or in the newspaper for new homes to start their search and go directly to the builders."

In the past, Mishkin said, "many first-time homebuyers were looking at lower price-points, sending them to the suburbs. Today we're seeing more first-time



Verde Park Condos by Marca Studio

homebuyers in higher price ranges. This opens them up to anywhere in the Valley."

Amenities evolving

Community amenities continue to expand and evolve, Newcombe said, as condo and townhome developments commit to offering more features and activities.

"At more and more communities in the Valley," he said, "you may find a roof deck, perhaps with barbecue grills, a basketball court, an Olympic-scale swimming pool, a running track circling the roof and separate entertainment areas."

Pricing varies

The cost-conscious first-time buyer may be able to find a brand-new one-bedroom condo or townhome starting in the \$190s, Newcombe said, pointing to Verde Park condominiums in Downtown Phoenix as an example. The tradeoff there is square-footage, he said. The lifestyle buyer looking for a larger condominium with lots of amenities in a walkable city

buyers at a luxury community in North Scottsdale. We're seeing a lot of first-time buyers moving to key infill areas that are changing quickly. A good example is Arcadia 'Light' just south of the Biltmore where new homes, townhomes and condominiums are a fraction of the cost of neighboring communities with all the benefits of a luxury in-town location."

FYI re HOAs

"It's important to consider whether the amenities offered in the community are the ones you want," Newcombe said, "because as more amenities are offered, the more monthly homeowners' association (HOA) fees may go up."

Therefore, both experts advise that first-time condo buyers thoroughly research what the rules of the HOA are, how the HOA is funded and what the monthly fees will be. Newcombe believes that the HOA should be as big a consideration regarding where you buy as location, what the units look like and the community's amenities.

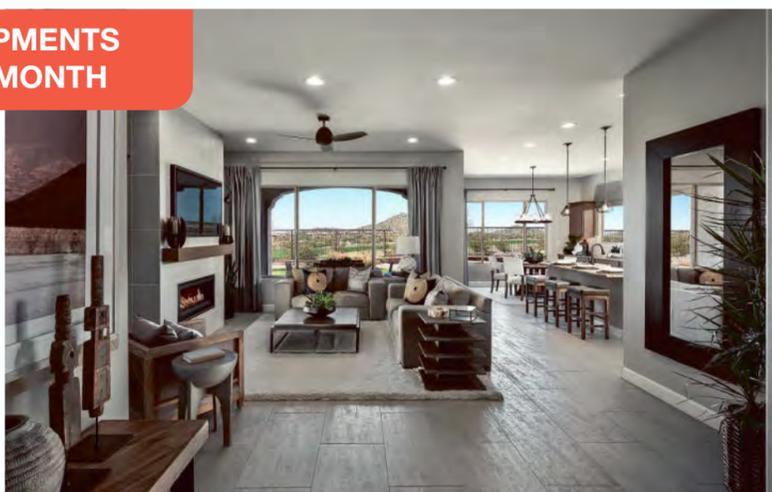


Reg Madison/VisitPhoenix



Josh Caldwell for Toll Brothers

DEVELOPMENTS OF THE MONTH



Courtesy of Mark Boisclair via Rosewood Homes

Toll Brothers at The Meadows

By Toll Brothers

In addition to bocce ball and pickleball courts, The Meadows masterplan features hiking and biking trails, parks, a community center, pool, spa and splash-pad. Thirteen home designs across three new collections range from 2,890 to 4,545 square-feet of living space; home-sites range from 10,000 square-feet to estate-sized 24,000 square-feet. Toll Brothers at The Meadows sits adjacent to a planned city park as well as an elementary school and is easily accessible from both the Loop 303 and Loop 101 freeways.

Rosewood Golf Villas

By Rosewood Homes

A gated enclave of 61 finely detailed homes located along the golf course in the master-planned community of Estrella, Rosewood Golf Villas offers spacious low-maintenance homes with mountain and golf course views. Each energy-efficient home is flattered by upscale standard features including stainless steel appliances, granite countertops, upgraded cabinetry and more. Residents have access to Estrella's Presidio and Starpointe Residents' Clubs (with pools and exercise facilities) as well as Estrella's 72 acres of lakes and 30+ community and neighborhood parks.



Josh Caldwell for Toll Brothers



Courtesy of Rosewood Homes



NW

Number of homes: 276

Prices: From the upper \$400s

Address: 9795 W. Wizard Lane, Peoria

Directions: From AZ-101 Loop N: Take exit 15 to W. Union Hills Drive, turn left. Right onto N. 83rd Avenue. Follow the road as it curves into W. Lake Pleasant Parkway. Right onto W. Williams Road. Left onto N. 97th Drive. Left onto W. Wizard Lane. Sales office is on the right.

Beds/baths: 3-7 bedrooms; 2-5 bathrooms

Square-footage: 2,890-4,545

Sales office hours: 10 a.m.-5:30 p.m. daily; noon-5:30 p.m. Monday

Phone: 623-444-7100

Website: TollBrothers.com



SW

Number of homes: 61

Prices: From the \$330s

Address: 12152 S. 178th Ave., Goodyear

Directions: From I-10, exit Estrella Parkway, continue south approximately nine miles. Turn right onto San Miguel Drive, continue to Golf Club Drive. Turn left onto Golf Club Drive and continue around curve to Rosewood Golf Villas.

Beds/baths: 3-5 bedrooms; 2-4 bathrooms

Square-footage: 1,886-2,911

Sales office hours: 10 a.m.-6 p.m. daily; noon-6 p.m. Friday

Phone: 623-518-9006

Website: RosewoodGolfVillas.com



Faucetry

Sprays, spouts and more — oh my!

By David M. Brown

After setting a budget, consider location and function, e.g., where will your faucets be located — in the kitchen, bathroom or laundry room? Faucets need to be designed for the most relevant task involved whether that's primarily for washing pots and pans, hand- and face-washing or for spotting stains on laundry items.

Day-to-day needs

"Finding the best faucet for you and your lifestyle comes down to what will fit in with your day-to-day [activities]," said Gene Barbato, vice president of brand management for American Standard, a manufacturer of plumbing and building products for the bath and kitchen.

Indeed, if the kitchen sink is primarily for cleaning, a faucet with touch on/off technology might be a good choice. "But the functionality needs of someone who spends most of the time cooking and baking are likely different," he said. "For the home chef, a high-arc pull-down or pot-filler faucet might be right but a pull-out faucet for regular cleaning might be easier for a busy parent."



Moen



KOHLER

"Bathroom and kitchen faucets perform similar functions but fulfill completely different needs."

—Gene Barbato, American Standard

When it comes to outfitting a children's bathroom, parents might want faucets with blue and red temperature indicators, but homeowners without children might be more concerned about design details in a guest bathroom, he said.

In a master bath, homeowners may want to consider a two-handle faucet, said Danielle DeBoe Harper, senior creative content manager for Moen, which bills itself as the '#1 faucet brand in North America'. "Or they may want fixtures with a higher arc style which can make tasks such as brushing teeth or shaving a little easier," she said.

Need to multi-task? Eric Moore, interior designer at the KOHLER Design Center in Wisconsin, suggested a touchless kitchen faucet. KOHLER is a privately held family-led company founded in 1873. "Voice control allows hands-free activation to turn the faucet on or off, pour specific amounts and fill preset measurements," Moore said, noting that some faucetry options pair with Amazon Alexa, Google Home and Apple Home Kit.

Design and décor

Consider, too, the many faucet designs and finishes available. "Consumers are

looking for products that not only make a statement but also suit their individual design tastes," Harper said.

For example, some faucet collections offer each fixture with a handle in one finish and include an alternate handle in a secondary finish; you simply interchange designs to fit your need and mood.



American Standard

Kitchens and bathrooms

The major difference in faucets for the kitchen and bathroom is size. "Kitchen faucets are usually taller, larger and have mobility at the spout to swing to accommodate the larger basin or number of basins and perform kitchen tasks easier," Moore said. Function is another difference, with options such as pull-outs and pull-downs. "Kitchen faucets are available with multiple spray options in contrast to bathroom faucets with one," he said.

Bathroom faucets are available in various configurations and finishes: e.g., single-handle, center-set, mono-block and wall-mounted. "Lever-handles versus cross-handles versus single-handle control in bathrooms can make a difference," Moore said, adding new-home buyers should also consider whether they have younger children who would need to reach across a taller vessel-style sink to turn on a faucet.

"Bathroom and kitchen faucets perform similar functions but fulfill completely different needs," Barbato said. "Typically, kitchen faucets are chosen based on functionality with emphasis on features like spray patterns and mobility, while bathroom faucets are chosen for design and aesthetic."

Best for your lifestyle

So what's the best faucet? The one best suited to your needs in your new home.

Specific physical requirements in your household can provide important decision-making information. "Do you have dexterity concerns that you would want to be able to turn on a faucet with a closed fist?" Moore asked. "Then lever-handles are the best design for that scenario or a touchless faucet for even more convenience."

What to ask your homebuilder about the faucetry in your new home

- If your new kitchen will have two sinks/two faucets that will have different uses (e.g., a large sink primarily for cleaning pots and pans, and a smaller veggie-prep sink), can you have different faucetry options installed in each sink?
- What smart-technology faucetry-related options are available?
- If you want something not offered by the builder, can it be installed during construction or not until after move-in?



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SALES GALLERY

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The photo depicted is the 7120 tower. All sales subject to receipt and acceptance of the ADRE Public Report. Public Report is available at the Arizona Real Estate Department's website. Pricing and floor plan design are subject to change without notice. Optima Realty Inc.

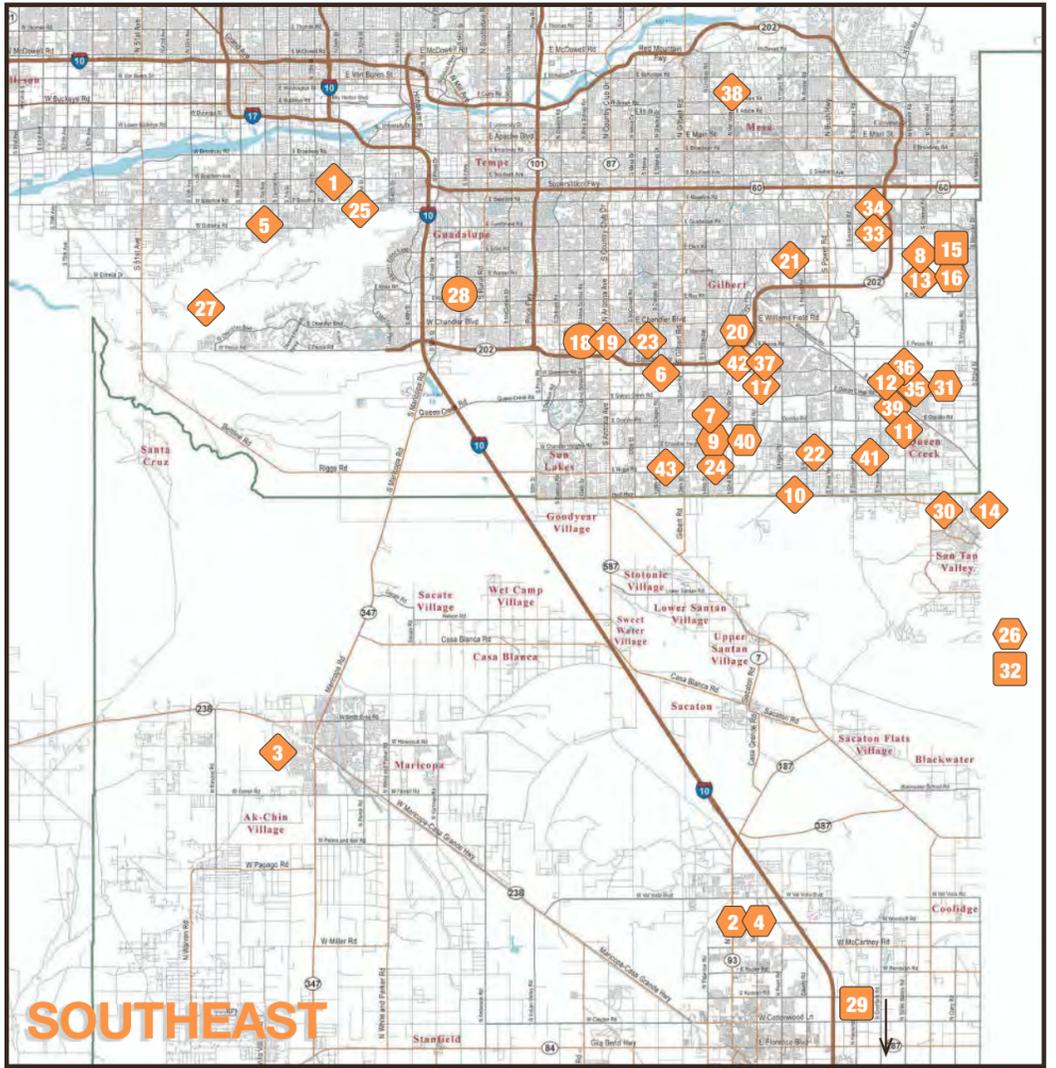
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Ellsworth Rd. & Queen Creek Rd.,
Queen Creek
TaylorMorrison.com
480-346-1738
- 37 Toll Brothers at Whitewing**
Toll Brothers
National Award-Winning Community
Move-In Ready Homes Available
From the mid \$800s
2731 E. Pelican Ct., Gilbert
TollBrothersAtWhitewing.com
480-306-8655
- 38 Trovita Norte**
Taylor Morrison
Final Opportunity
Val Vista Dr. & Brown Rd., Mesa
TaylorMorrison.com
480-346-1738
- 39 Victoria Heights Discovery Collection**
Taylor Morrison
Now Open
From the upper \$200s
Ocotillo Rd. & Ellsworth Rd.,
Queen Creek
TaylorMorrison.com
480-346-1738

- 40 Waterston**
Maracay Homes
Coming Spring!
Interest List Now Forming
NW of Val Vista Dr. &
Chandler Heights Rd., Gilbert
MaracayHomes.com
480-448-1219
- 41 Whitewing at Whisper Ranch**
Toll Brothers
Model Homes Now Open
Amenity-Rich Luxury Community
From the mid \$600s
19899 E. Natalie Way, Queen Creek
WhitewingAtWhisperRanch.com
480-542-1404
- 42 Whispering Rock**
Taylor Morrison
Now Open
From the mid \$500s
Coronado Rd. & Germann Rd., Gilbert
TaylorMorrison.com
480-346-1738
- 43 Windermere Ranch**
Maracay Homes
From the low \$500s
NE corner of Riggs Rd. &
Cooper Rd., Chandler
MaracayHomes.com
480-448-1219

TO THE READERS
LOOKING FOR OUR NORTHWEST, NORTHEAST AND/OR NORTHERN AZ MAPS? CHECK OUT PAGE 7.

SOUTHWEST

- 1 Affinity at Verrado**
K. Hovnanian® Homes
From the mid \$200s
McDowell Rd. west of Verrado Way,
Buckeye
khov.com/affinity-verrado
877-546-8669
- 2 Arroyo Seco**
Maracay Homes
Coming Soon!
Interest List Now Forming
Osborn Rd. & 199th Ave., Buckeye
MaracayHomes.com
480-448-1219
- 3 Arroyo Seco Landmark Collection**
Taylor Morrison
Now Pre-Selling
Jackrabbit Trail & Thomas Rd., Buckeye
TaylorMorrison.com
480-346-1738
- 4 Blue Horizons – Estate & Meadow Series**
Pulte Homes
Now Selling!
From the low \$200s
Jackrabbit Trail & Van Buren St.,
Buckeye
Pulte.com/BlueHorizonsEstate
Pulte.com/BlueHorizonsMeadow
- 5 Brookside at Arroyo Seco**
Mattamy Homes
Now Open From the mid \$200s
NW corner of 195th Ave. &
W. Thomas Rd., Buckeye
MattamyHomes.com
602-497-3226
- 6 Cachet at The Wigwam**
Cachet Homes
Villas/Condos: From the \$280s
Townhomes: From the \$340s
Single-Family Homes:
From the \$360s
Litchfield Rd. & W. Village Pkwy,
Litchfield Park
CachetAtTheWigwam.com
623-385-0129



- 7 CantaMia at Estrella**
Taylor Morrison
55+: From the low \$200s
Estrella Pkwy & Willis Rd., Goodyear
TaylorMorrison.com
480-346-1738
- 8 Canyon Views**
Pulte Homes
Now Pre-Selling
From the high \$200s
19686 W. San Miguel Ave., Buckeye
Pulte.com/CanyonViews
623-900-1453
- 9 Crestwood at Canyon Trails**
Mattamy Homes
From the mid \$200s
North of Cotton Lane & Yuma Rd.,
Goodyear
MattamyHomes.com
602-497-3226
- 10 El Prado Discovery & Landmark Collections**
Taylor Morrison
Coming Soon
79th Ave. & Camelback Rd., Glendale
TaylorMorrison.com
480-346-1738

- 11 Las Brisas – Discovery II & Encore II Collections**
Taylor Morrison
From the mid \$200s
Perryville Rd. &
Lower Buckeye Rd., Goodyear
TaylorMorrison.com
480-346-1738
- 12 Las Brisas Expedition Collection**
Taylor Morrison
Coming Soon
Perryville Rd. & Lower Buckeye Rd.,
Goodyear
TaylorMorrison.com
480-346-1738
- 13 Lucero**
Pulte Homes
Models Now Open
From the low \$300s
Estrella Pkwy & Hillside Dr., Goodyear
Pulte.com/Lucero
800-665-4137

- 14 Lucero in Estrella**
Taylor Morrison
From the upper \$200s
Estrella Pkwy & Hillside Dr., Goodyear
TaylorMorrison.com
480-346-1738
- 15 Overton at Verrado**
Taylor Morrison
Final Opportunity
Verrado Way & 1-10, Buckeye
TaylorMorrison.com
480-346-1738
- 16 PebbleCreek**
A Robson Resort Community
(Active Adult)
From the \$290s
PebbleCreek Pkwy &
Clubhouse Dr., Goodyear
Robson.com
623-935-6700
- 17 Reflection Bay at Estrella**
Mattamy Homes
From the low \$300s
San Miguel Dr. south of Elliot Dr.,
Goodyear
MattamyHomes.com
602-497-3226

- 18 Rio Paseo**
Maracay Homes
From the high \$100s
NW corner of Bullard Ave. &
Encanto Blvd, Goodyear
MaracayHomes.com
480-448-1219
- 19 Roosevelt Park**
Mattamy Homes
Now Open From the mid \$200s
107th Ave. & Van Buren St., Avondale
MattamyHomes.com
602-497-3226
- 20 Rosewood Golf Villas at Estrella**
Rosewood Homes
From the \$330s
Move-In Ready Homes Available
Along the Golf Club of Estrella
12152 S. 178th Ave., Goodyear
RosewoodGolfVillas.com
623-518-9006

- 21 Solano at Sienna Hills**
Mattamy Homes
From the mid \$200s
Sienna Hills Pkwy, north of
McDowell Rd., Buckeye
MattamyHomes.com
602-497-3226
- 22 Tierra Montana Discovery, Encore & Passage Collections**
Taylor Morrison
Coming Soon
51st Ave. & Carver Rd., Phoenix
TaylorMorrison.com
480-346-1738
- 23 Victory at Verrado – K. Hovnanian® Four Seasons Active Lifestyle**
From the mid \$300s
Victory Blvd east of Verrado Way
khov.com/VictoryVerrado
877-546-8669
- 24 Victory at Verrado – Venture II Collection**
Taylor Morrison
55+: From the mid \$300s
Verrado Way & I-10, Buckeye
TaylorMorrison.com
480-346-1738
- 25 Vista De Montana**
Pulte Homes
Model Homes Now Open
From the low \$200s
Jackrabbit Trail & Van Buren St.,
Buckeye
Pulte.com/VistaDeMontana
856-246-8456
- 26 Vista Diamante at Camelback Ranch**
Mattamy Homes
Opening Jan. From the mid \$200s
Camelback Rd. & Ball Park Blvd,
Phoenix
MattamyHomes.com
602-497-3226



NORTHWEST

1 Aloravita — Landmark Collection
Taylor Morrison
 From the upper \$300s
 75th Ave. & Jomax Rd., Peoria
 TaylorMorrison.com
 480-346-1738

2 Aloravita — Skyline & Estate Series
Pulte Homes
 Now Selling — Two New Model Homes!
 From the high \$300s
 Jomax Rd. & 67th Ave., Peoria
 Pulte.com/AloravitaSkyline
 Pulte.com/AloravitaEstate

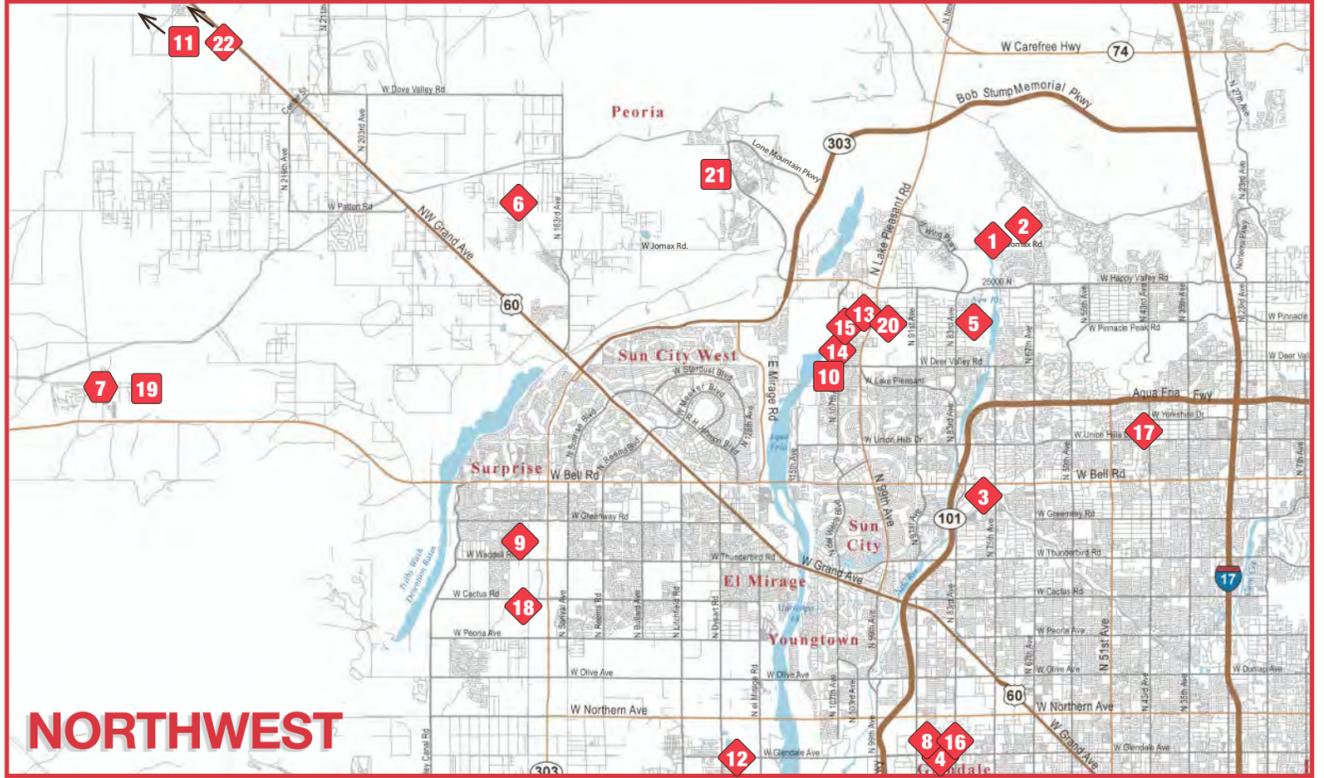
3 Cadence at Park Paseo
K. Hovnanian® Homes
 Final Opportunities
 From the upper \$200s
 Grandview Rd., south of Bell Rd., Glendale
 khov.com/park-paseo
 877-546-8669

4 Cadence at Westgate
K. Hovnanian® Homes
 Coming Early 2020!
 88th Ave. & Glendale Ave., Glendale
 Join our VIP Interest List
 khov.com/Westgate
 877-546-8669

5 Deseo
Maracay Homes
 From the low \$500s
 Pinnacle Peak & 77th Ave., Peoria
 MaracayHomes.com
 480-488-1219

6 Desert Oasis
Pulte Homes
 New Home Designs Available
 From the \$200s
 25700 N. 162nd Dr., Surprise
 Pulte.com/DesertOasis
 877-892-1460

7 Festival Foothills
Pulte Homes
 Now Selling
 From the high \$100s
 West Canyon Springs Blvd & Sun Valley Pkwy, Buckeye
 Pulte.com/FestivalFoothills
 888-251-1415



8 Garden Grove — Expedition Collection
Taylor Morrison
 From the mid \$300s
 87th Ave. & Glendale Ave., Glendale
 TaylorMorrison.com
 480-346-1738

9 Heritage Farm Discovery & Encore Collections
Taylor Morrison
 Coming Soon
 Waddell & 175th Ave., Surprise
 TaylorMorrison.com
 480-346-1738

10 K. Hovnanian's® Four Seasons at Ventana Lakes
K. Hovnanian® Homes
 From the lower \$300s
 Beardsley Road & 107th Ave., Peoria
 khov.com/VentanaLakes
 877-546-8669

11 K. Hovnanian's® Four Seasons at Wickenburg Ranch
K. Hovnanian® Homes
 From the mid \$200s
 3460 Maverick Dr., Wickenburg
 khov.com/WickenburgRanch
 877-546-8669

12 Luke Landing
K. Hovnanian® Homes
 Coming Summer 2020!
 Join our VIP Interest List
 127th Ave. & Glendale Ave., Glendale
 khov.com/LukeLanding
 877-546-8669

13 The Meadows
Pulte Homes
 Models Now Open
 From the high \$300s
 Pinnacle Peak & 99th Ave., Peoria
 Pulte.com/Meadows
 800-665-4115

14 The Meadows
Maracay Homes
 From the high \$300s
 91st Ave. & Deer Valley Rd., Peoria
 MaracayHomes.com
 480-448-1219

15 Montoro Preserve
Summit Collection
Taylor Morrison
 From the low \$500s
 Happy Valley Rd. & 91st Ave., Peoria
 TaylorMorrison.com
 480-346-1738

16 Positano
K. Hovnanian® Homes
 From the upper \$200s
 85th Ave. & Glendale Rd., Glendale
 khov.com/Positano
 877-546-8669

17 Santorini Estates
Granite Crest Builders, LLC
 From the \$270s
 43rd Ave. & Union Hills Dr., Phoenix
 SantoriniEstates.net
 623-215-8622

18 Sterling Grove
Toll Brothers
 Opening Jan. 25, 2020
 Amenity-Rich Lifestyle Community
 From the mid \$300s
 17193 W. Montpelier St., Surprise
 SterlingGrove.com
 844-836-5263

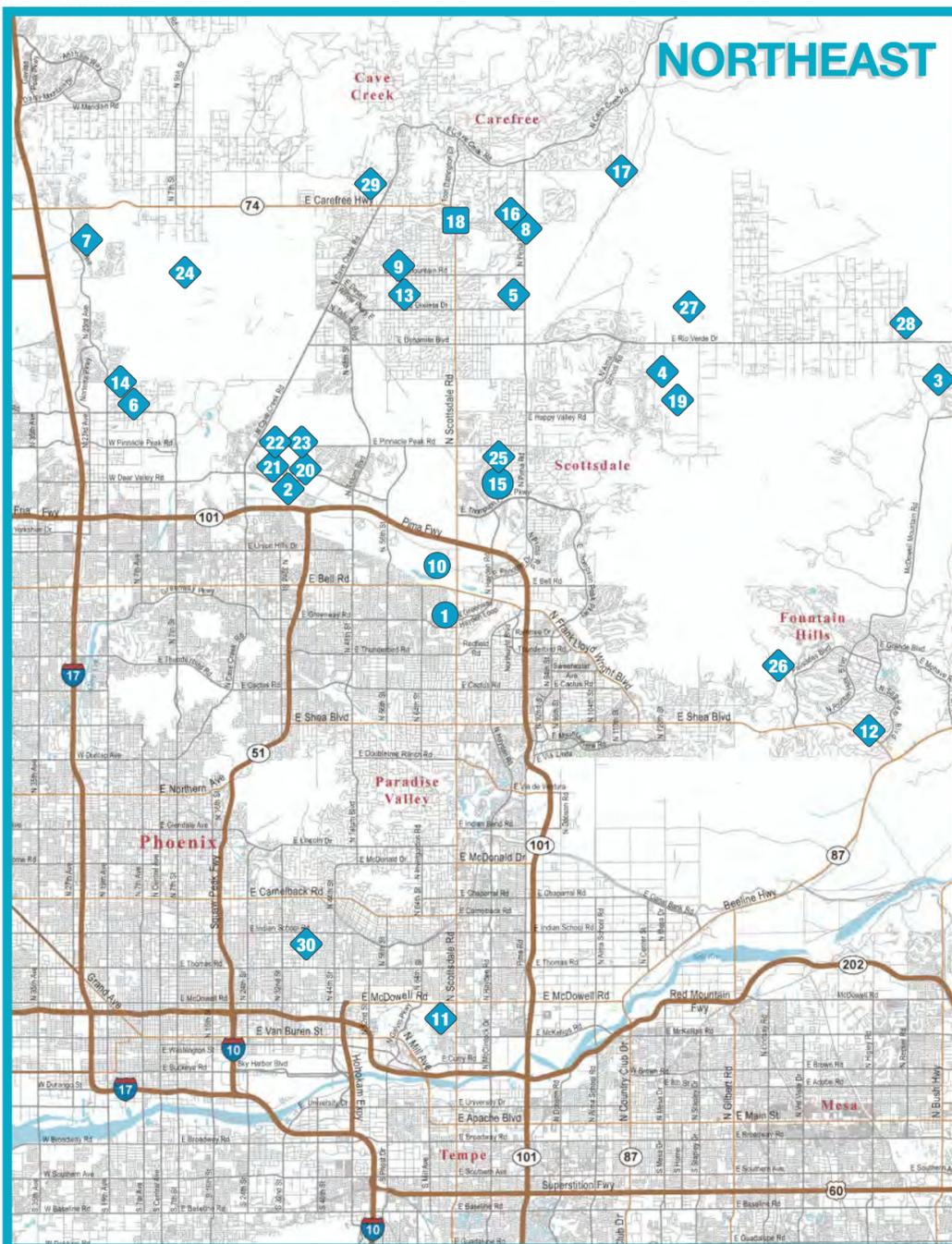
19 Sun City Festival
Del Webb
 14 New Models Now Open!
 From the low \$200s
 West Canyon Springs Blvd & Sun Valley Pkwy, Buckeye
 DelWebb.com/Festival
 866-223-5918

20 Toll Brothers at The Meadows
Toll Brothers
 Model Homes Now Open
 From the upper \$400s
 9795 W. Wizard Lane, Peoria
 TollBrothersAtTheMeadows.com
 623-444-7100

21 Trilogy® at Vistancia
Shea Homes®
 From the \$280s
 Quick Move-Ins Available
 30382 N. 131st Dr., Peoria
 SheaHomes.com/Vistancia
 855-322-2395

22 Trilogy® at Wickenburg Ranch
Shea Homes®
 From the mid \$200s
 Quick Move-Ins Available
 3286 Maverick Dr., Wickenburg
 SheaHomes.com/Wickenburg
 855-322-2395

TO THE READERS
 LOOKING FOR OUR SOUTHEAST AND/OR SOUTHWEST MAPS?
 CHECK OUT PAGE 6.



NORTHEAST

1 7180 Optima Kierland
Now Selling New Tower
 From the mid \$400s
 Sales Gallery:
 15450 N. Scottsdale Rd., Scottsdale
 LiveAtOptimaKierland.com
 480-630-1200

2 Astarea at Sky Crossing
Pulte Homes
 From the high \$400s
 Black Mountain Blvd & Deer Valley Dr., Phoenix
 Pulte.com/Astarea
 877-285-6176

3 Blue Sky at Tonto Verde
Taylor Morrison
 55+; Now Open
 From the upper \$200s
 Rio Verde & Forest Rd., Rio Verde
 TaylorMorrison.com
 480-346-1738

4 Boulder Ranch
Toll Brothers
 Model Home Now Open
 From \$1.3 million
 11923 E. Cavedale Dr., Scottsdale
 BoulderRanchScottsdale.com
 480-664-0014

5 Cachet at Sincudados
Cachet Homes
 Custom lot sales and homes
 30600 N. Pima Rd., Scottsdale
 CachetHomes.net
 480-556-7051 for information

6 Cachet Homes at Union Park
Cachet Homes
 From the low \$500s
 19th Ave. & Happy Valley Rd., Phoenix
 CachetHomes.net/Union-Park
 602-777-5175

7 Circle Mountain
Pulte Homes
 Final Opportunities!
 From the mid \$300s
 43rd Ave. & Circle Mountain Blvd, Phoenix
 Pulte.com/Anthem
 866-300-4425

8 Copper Sky
Capper Stone Collection
Taylor Morrison
 Final Opportunity
 Pima Rd. & Westland Rd. off Hawknest Rd., Scottsdale
 TaylorMorrison.com
 480-346-1738

9 Lone Mountain — Monarch Series
Pulte Homes
 Final Opportunities
 Luxury homes from the low \$800s
 60th St. & Lone Mountain Rd., Cave Creek
 Pulte.com/LoneMountain
 866-285-9673

10 Monterey Ridge Condos
Cachet Homes
 Single-level living plus garage
 From the low \$300s
 West of Scottsdale Rd. & south of Mayo Blvd on 68th St., Scottsdale
 CachetHomes.net/MontereyRidge
 480-356-0179

11 North 70 Venture Collection
Taylor Morrison
 Now Open
 From the low \$400s
 70th St. & Continental Dr., Scottsdale
 TaylorMorrison.com
 480-346-1738

12 The Overlook at FireRock
Toll Brothers
 Paired Villas
 Move-In Ready Homes Available
 From the low \$600s
 15953 E. Ridgestone Dr., Fountain Hills
 OverlookatFireRock.com
 480-663-3662

13 Palomino Estates
Pulte Homes
 Now Pre-Selling From the \$600s
 31513 N. 55th Way, Cave Creek
 Pulte.com/Palomino
 480-605-0763

14 Pinnacle at Union Park
K. Hovnanian® Homes
 From the mid \$300s
 19th Ave. & Union Park Dr., Phoenix
 khov.com/UnionPark
 877-546-8669

15 Pinnacle II at Silverstone
K. Hovnanian® Homes
 From the mid \$400s
 Miller Rd., south of Pinnacle Peak Rd., Scottsdale
 khov.com/PinnacleSilverstone
 877-546-8669

16 Rosewood Ranch Estates
Rosewood Homes
 Luxury Estates
 From the low \$1 millions
 Move-In Ready Homes Available
 8510 E. Staghorn Lane, Scottsdale
 RosewoodRanchEstates.com
 480-970-1900

17 Rosewood Summit Estates
Rosewood Homes
 Luxury Estates
 Model at Rosewood Ranch Estates
 From the low \$1 millions
 Move-In Ready Homes Available
 Via Cortana Rd. & Lone Mountain Pkwy, Scottsdale
 RosewoodSummitEstates.com
 480-970-1900

18 Scottsdale Heights
K. Hovnanian® Homes
 From the lower \$600s
 55+ Active Community
 Scottsdale Rd. & Dove Valley Rd., Scottsdale
 khov.com/ScottsdaleHeights
 877-546-8669

19 Sereno Canyon
Toll Brothers
 Resort-Style Living
 Pre-Model Pricing
 From \$1.4 million
 24985 N. 125th Place, Scottsdale
 SerenoCanyon.com
 480-307-6349

20 Sky Crossing
Pulte Homes
 From the upper \$400s
 Black Mountain Blvd & Deer Valley Dr., Phoenix
 Pulte.com/SkyCrossing
 877-695-9339

21 Sky Crossing Discovery & Passage Collections
Taylor Morrison
 From the mid \$400s
 32nd St. & Deer Valley Rd., Phoenix
 TaylorMorrison.com
 480-346-1738

22 Sky Crossing Summit Collection
Taylor Morrison
 From the low \$600s
 Sky Crossing Way & Deer Valley Rd., Phoenix
 TaylorMorrison.com
 480-346-1738

23 Sky Crossing Venture II Collection
Taylor Morrison
 From the mid \$500s
 Sky Crossing Way & Deer Valley Rd., Phoenix
 TaylorMorrison.com
 480-346-1738

24 Sonoran Gate — Discovery Collection
Taylor Morrison
 Final Opportunity
 Dove Valley Rd./Sonoran Desert Dr. & 7th Street Alignment, Phoenix
 TaylorMorrison.com
 480-346-1738

25 Summit II at Silverstone
K. Hovnanian® Homes
 From the low \$600s
 Miller Rd. & Pinnacle Peak Rd., Scottsdale
 khov.com/SummitSilverstone
 877-546-8669

26 Toll Brothers at Adero Canyon
Toll Brothers
 Award-Winning Architecture
 New Homesites Released
 From the mid \$900s
 13484 N. Stone View Trail, Fountain Hills
 TollBrothersatAderoCanyon.com
 480-284-8009

27 Toll Brothers at Verde River
Toll Brothers
 New Homesites Released
 From the low \$800s
 17442 E. Hunter Dr., Rio Verde
 TollBrothersatVerdeRiver.com
 480-284-7444

28 Trilogy® at Verde River™
Shea Homes®
 From the high \$200s
 Quick Move-Ins Available
 28525 N. Verde River Way W., Rio Verde
 SheaHomes.com/VerdeRiver
 855-322-2395

29 Venture at Black Mountain
Taylor Morrison
 Now Pre-Selling
 Carefree Hwy & 53rd St., Cave Creek
 TaylorMorrison.com
 480-346-1738

30 The Villas at Baker Park
Empire Residential Communities
 From the \$900s
 3414 N. 40th St., Phoenix
 TheVillasAtBakerPark.com
 602-819-8475



FLAGSTAFF

1 Pine Canyon
Symmetry Companies
 Elk Pass Townhomes
 From the mid \$800s
 Deer Creek Cabins
 From the mid \$900s
 Introducing Coconino Ridge Homes
 From \$1.1 million
 Custom homes from \$1.1M to \$4.5M
 Homesites from the mid \$100s
 1201 E. John Wesley Powell Blvd, Flagstaff
 PineCanyon.net
 877-801-7860

(ABUNDANT AMENITIES, continued from page NH1)



Trilogy by Shea Homes

opportunities account for a huge part of the appeal.

Variety of social experiences

In addition to learning that pickleball is one of the most popular activities at nearly every active-adult community, here's what else we discovered:

Social activities at Del Webb communities include comedy shows, happy hours and live entertainment. Learning programs include conversational Spanish, landscaping and local history. Organized trips to theaters, museums and cultural events are popular as are the fitness center, pet-parks, several pools, golf, softball, tennis and hiking, said Trey Bitteker, vice president of sales for the Arizona division of Del Webb and Pulte.

In Victory at Verrado, residents enjoy the Main Street shopping and dining district, Heritage Swim Park, more than 75 parks and 21+ miles of trails. Other attractions: more than 50 clubs and groups, several pools, a 7,000-square-foot cardio and movement studio, an art facility and the Verrado Stairs — 300 railroad-tie stairs that traverse up a mountainside and connect to the White Tank Mountain Regional Park trail system.

In Robson communities, you'll always find an on-site golf course plus dozens of clubs, countless social groups, organized outings, educational programs, pools, bark-parks, fitness centers, sport courts and upscale dining and bar options. Activities at the four Trilogy communities in Arizona (Vistancia, Encanterra, Wickenburg and Verde River), include weeklong events featuring special menus and activities hosted by each community's restaurant. Residents can count on dozens of daily fitness classes along with happy hours and food- and wine-focused programming. In addition to resort-style pools, Trilogy communities have about 150 member-led clubs. Recreation is close at hand at Taylor Morrison's Blue Sky at Tonto Verde thanks to a well-appointed fitness center, Olympic-size salt-water pool, dog-parks, a spa, bocce ball courts, a library and an 18-hole putting course. Residents also enjoy the Mesquite Grill and Cimarron Dining Room at The Clubhouse at Tonto Verde.

Wickenburg Ranch featuring a Trilogy community offers clubs, health and wellness classes/programs, beautiful pools and fitness facilities, hiking/biking trails, dog-parks and "chill zones" where residents can relax with other residents, according to Dalaine Whitlock, marketing project manager for Wickenburg Ranch.

Wickenburg Ranch featuring a Trilogy community offers clubs, health and wellness classes/programs, beautiful pools and fitness facilities, hiking/biking trails, dog-parks and "chill zones" where residents can relax with other residents, according to Dalaine Whitlock, marketing project manager for Wickenburg Ranch.

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(GRAND OPENINGS AND EVENTS, continued from page NH1)



Wickenburg Ranch



Wickenburg Ranch

Events



Wickenburg Ranch, featuring a Trilogy® Resort Community

WHAT: Grand Opening of new Ranch House and Lake Park, plus Taste of Wickenburg featuring Trilogy® Live Well Fest. New models, refreshments, activities, more.

WHEN: Jan. 25, 10 a.m.-4 p.m.

WHERE: Wickenburg Ranch, 3312 Maverick Drive, Wickenburg

INFO: go.wickenburg ranch.com; 833-906-0233



Wickenburg Ranch

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Chandler, Windermere Ranch
Gilbert, The Lakes at Ancey
Gilbert, Copper Bend
Gilbert, Marathon Ranch
Gilbert, Morrison Ranch
Gilbert, Waterston – Coming Spring 2020
Queen Creek, Spur Cross – Coming Early 2020

CENTRAL
Phoenix, Avance

WEST VALLEY
Buckeye, Arroyo Seco – Coming Early 2020
Goodyear, Rio Paseo
Peoria, Deseo
Peoria, The Meadows

Visit our communities in the East Valley, Central and West Valley.
Open daily from 10 am to 6 pm, Fridays from 1 pm to 6 pm
For Additional Details, Please Call 480.448.1219 MaracayHomes.com/Phx

Let's build a connection

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorative items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Final Subdivision Disclosure Report (Public Report) is available at the AZ Real Estate Department's website. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. ROC No. 172120. AZ Broker, Maracay Realty, LLC (AZ DRE# LC538443000) © 2020 Maracay Homes, LLC, a member of the TRI Pointe Group. All rights reserved.



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