

# Arizona Foothills' Best Places to Live 2015

Written by Christina Tetreault

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Story by: Melissa Larsen

2015 has been a big year for urban development in Phoenix and Scottsdale. Along with the addition of new dining and shopping destinations, the Valley has welcomed—or is about to welcome—a slew of fresh condos, townhomes and villas to the mix. From 24-hour concierge service to sleek, modern good looks, these 12 new communities are bursting with reasons why they could be “home sweet home.”

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DID YOU KNOW? More than one-third sold!

**4TWENTYONE WEST** A collaboration between principal Irene Catsibris Clary of developer Catclar Investments, LLC and architect Bing Hu of H&S International, LLC, 4TWENTYONE WEST offers high-end living in the heart of the downtown Tempe Mill Avenue district. The expansive three- and four-story plans, ranging from 1,553 to 2,270 square feet, offer up two- and three-bedroom options. Owners of the classic brownstones, that spotlight energy efficiency and other green components, also have a community Zen Garden to enjoy and spacious balconies to look forward to. \$364,955 to \$533,450. [421West.com](http://421West.com).

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DID YOU KNOW? Since launching the final phase of development in February, seven luxury villas have been sold, averaging a \$2.09 million sales price, which is among the highest price per square foot anywhere in Arizona.

**TWO BILTMORE ESTATES** TWO BILTMORE ESTATES, a gated enclave of 38 residences, launched its final phase earlier this year, breaking ground on its iconic neighborhood in May. Thus far, the luxury villas have wooed the likes of retired Fortune 500 executives, out-of-state buyers and even a professional baseball player. The homes showcase architecture that complements the Biltmore style established by Frank Lloyd Wright in the 1920's and have 3,000 to more than 4,800 square feet of single-level living space. \$1.9 million to \$3.1 million. [twobiltmorehomes.com](http://twobiltmorehomes.com).

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**BONUS**  
SOHO Scottsdale will have a four-story round retail building featuring 10 live-work, loft-style residences located above the main floor's office/retail space.

**SOHO SCOTTSDALE:** SOHO SCOTTSDALE'S sales center might have just opened in August, but the innovative new live/work townhome, loft and retail community is certainly generating a lot of buzz. Another offering from Catclar and H&S International, SOHO Scottsdale is tailored to the home-based business owner, as the project features three- and four-story townhomes that have a designated space for home-based businesses on the ground floor with separate entrances. The homes are capped off with rooftop decks with optional spas. The townhomes range from \$672,900 to \$928,200; the lofts range from \$601,200 to \$1,184,700. [sohoscottsdale.com](http://sohoscottsdale.com).

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**THE DOUGLAS** Designed by award-winning architect John Douglas, **THE DOUGLAS** is the only opportunity to own a single-family home in the Downtown Scottsdale Arts District. **Te Douglas** features six contemporary luxury homes that are now under construction, each boasting superior craftsmanship and masterfully designed floor plans. **Te 2,390-sq.-f. two-story lof-style homes** feature views of Camelback Mountain, two master suites, a private outdoor courtyard for entertaining and more desirable amenities. **Te Douglas** is expected to be complete this fall. Prices start at \$900,000. [thedouglascottsdale.com](http://thedouglascottsdale.com).

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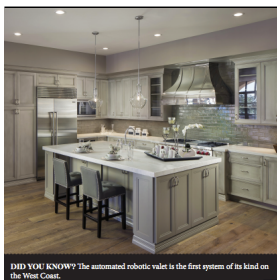
**ENVY** **ENVY** is an exclusively appointed residential units, **ENVY** wows incoming residents with its luxury finishes and prime Scottsdale location, making it within walking distance of the Entertainment District's culinary, hospitality, nightlife, gallery and retail scene. There are 10 floor plans available ranging from 750 to more than 2,400 square feet, including eight sophisticated penthouse designs. **ENVY**, which kicked off construction in April, boasts European-style kitchens, a chic Grand Lobby with 24-hour concierge and security, a fitness center and much more. Plus, each buyer receives private jet-flying time to use at their leisure. \$350,000 to more than \$1 million. [envyresidences.com](http://envyresidences.com).

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**MONTEREY RIDGE** Designed with the homebuyers of Gen X and Gen Y in mind, North Scottsdale-based **MONTEREY RIDGE** showcases grand entryways, separate wings for entertaining and sleeping, artistic design touches and subtle mood lighting in its 144 single-level condos, ranging from 1,091 to 1,870 square feet. High-end features in the **Monterey Ridge** abodes include slab granite counters, maple cabinets, upgraded flooring, 9.5-foot ceilings, gas ranges and private terraces. Prices start at low \$300,000s. [cachethomes.net/montereyridge](http://cachethomes.net/montereyridge).

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**THE STERLING COLLECTION AT SILVERLEAF** Construction starts this month on the luxury community of **THE STERLING COLLECTION AT SILVERLEAF**, a \$350 million project that will house 213 condominiums with one-, two- and three-bedroom floor plans. (Several penthouses are also available.) Residents at the Scottsdale community can expect state-of-the-art technology to make the day-to-day as convenient as possible, including a robotic valet that has your car waiting for you at the touch of a button; a private elevator to your home; and built-in iPads that control your audio, video, lighting, window coverings, internal climate and security. Prices start at low \$1 million. [scsilverleaf.com](http://scsilverleaf.com).

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**EN HANCE PARK:** Located across from Margaret T. Hance Park and adjacent to Roosevelt Row, EN HANCE PARK is all about convenience and accessibility. The 49-unit project, which was designed for a live/work lifestyle, is close to freeways and plenty of local entertainment and dining venues. The modern condos range from 400 to 1,700 square feet of unique but practical floor plans, with construction scheduled for completion next summer. Prices start at \$150,000. [ensperience.com](http://ensperience.com).

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**PRINCESS ENCLAVE** Everyone wants to live by a princess—and with the year-old PRINCESS ENCLAVE BY RYLAND HOMES, you can. Neighboring the Fairmont Scottsdale Princess, Princess Enclave features three-story contemporary homes. Each luxury residence is brimming with space—nearly 2,500 square feet, in fact—and has three bedrooms, three bathrooms and a two-car garage. Plus, with the Ryland Exclusive wall of glass, your ground room exudes an indoor/outdoor setting. \$495,950 to \$499,950. [ryland.com](http://ryland.com).

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**SAGE** The second building at Scottsdale's SAGE was completed in May. The luxury community spotlights two- and three-bedroom condominiums ranging from 1,375 to 1,659 square feet, each with unique architectural touches and modern finishes. And the eye candy continues once you look out the window as the units have views of the waterfront canal or Camelback Mountain. Prices from the high \$400,000s. [sagescottsdale.com](http://sagescottsdale.com).

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**THE ROSEDALE RESIDENCES** Appealing to a slew of potential homebuyers—the environmentally-conscious, urban professionals, travel-ready buyers craving a lock-and-leave lifestyle—THE ROSEDALE RESIDENCES is under development in the Arcadia/Biltmore area (and within

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walking distance of Biltmore Fashion Park). Another development by Catlar and H&S International, The Rosedale Residences will feature 27 two- or three-bedroom tri-level townhomes. Three open floor plans will be available, and the community will include an interior courtyard with a swimming pool. Prices start at \$456,065. [rosedaleresidences.com](http://rosedaleresidences.com).



**PORTLAND ON THE PARK:** Construction of Phoenix's new condo project, PORTLAND ON THE PARK, is underway. Located between Portland Park and Margaret T. Hance Park, Portland on the Park will be home to 149 residences, ranging in size from 745 to 2,490 square feet and offering 22 floor plan options brimming with high-end touches. Completion is slated for late 2016. Tower and lof residences start in the low \$200,000s, with penthouse suites available for less than \$1 million. [portlandparkcondos.com](http://portlandparkcondos.com).

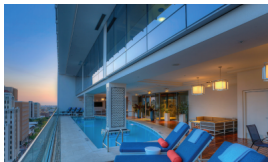
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Royal Rentals:

Seeking a luxury apartment? Perhaps a posh penthouse? Check out these three high-end offerings.



**The Residences at High Street** Located at the Desert Ridge community in North Scottsdale, the luxury apartment complex of The Residences at High Street features one-, two- and three-bedroom homes. Large living spaces, bathed in natural light, and gourmet kitchens are the centerpieces of each unit. And events, shopping and dining at High Street are at residents' fingertips. Residents at the petfriendly community also have access to outdoor entertaining via gas grills, a fireplace with seating and a saltwater pool. [highstreetluxrentals.com](http://highstreetluxrentals.com).



**CityScape Residences** Located atop the contemporary 10-story Kimpton's Hotel Palomar Phoenix, CityScape Residences are the closest you can get to calling a resort home. The condos tower above Downtown, offering jaw-dropping panoramas and this close access to the top-notch dining, shopping and entertainment of the area. Residents can even savor the hotel's sparkling pool and Lustre Bar, as well as 24/7 access to Hotel Palomar's professional on-site concierge service. [cityscaperesidences.com](http://cityscaperesidences.com).



**Broadstone Waterfront** The four-story 259-unit Broadstone Waterfront can be found in the heart of Downtown Scottsdale. The luxury complex features 52 unique floor plans, with fat, single, double and penthouse designs ranging in size from 600 to nearly 1,400 square feet. The units are full of upscale finishes and plenty of windows garnering desert, canal or city views. The exclusive resident clubhouse, the Parlour, is the perfect gathering spot for residents, thanks to a demo kitchen, a pool table and a coffee bar. [allresco.com](http://allresco.com).

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## THE BEST PLACES TO LIVE ON COURSE

Soaking up mountain views, wandering through miles of beautiful desert trails, enjoying a round on the course followed by a glass of wine at the clubhouse—calling a golf course community home is what dreams are made of. Here are some stats to know about a few Valley favorites.



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**Desert Highlands Golf Club SCOTTSDALE** | [deserthighlandsscottsdale.com](http://deserthighlandsscottsdale.com). ? In October, a new short-game practice area will open; the new design includes three new target greens positioned at 40, 60 and 80 yards ? Members have access to golf, an 18-hole putting course, a racquet club, a fitness center and an award-winning clubhouse ? Created as the first private residential community built around the nucleus of a country club.

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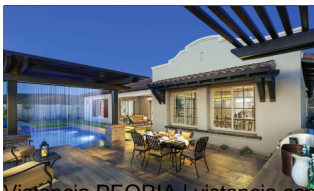
**Encanterra Country Club SAN TAN VALLEY** | [trilogylife.com](http://trilogylife.com). ? Next year, Encanterra Country Club will unveil several additional amenities in its premier Algarve facility, featuring a resort-style pool, two bocce ball lanes, a 5,000-sq.-ft. multi-purpose room, a poolside bar, an event lawn and pickle ball courts ? With its newest Resort Collection homes, the community continues its Mediterranean flair where clean lines meet rustic features ? Home to La Casa: The Club at Encanterra, designed by Bing Hu, with three pools, an expansive athletic club, the full-service Alvea Spa, a business center and the acclaimed Bistro 1528, along with several other restaurants

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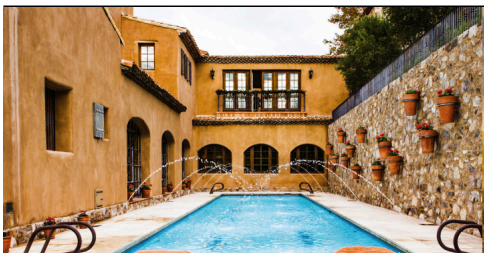
**Country Club at DC Ranch SCOTTSDALE** | [dcdcranch.com](http://dcdcranch.com). ? Prides itself on being a family facility with activities for all ages and members, including successful young professionals ? The 18-hole par-71 6,891-yard course—designed by Tom Lehman and John Fought—lies at the foot of the McDowell Mountains, providing mountain and Valley views ? Won first place in Clubhouse of the Year renovation by Golf, Inc.; the clubhouse was completed in November 2014, inspired by a western ranch home, by the partnership of SB Design, PHX Architecture and Westpac Construction

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**Vistancia PEORIA** | [vistancia.com](http://vistancia.com). ? Builders introducing new design offerings include Ashton Woods with two new floorplans; Mattamy Homes with a new loft plan; Toll Brothers introducing two new designs; and David Weekley Homes will soon break ground on a new Fairways luxury neighborhood in Blackstone at Vistancia ? Largest selection of builders and home styles in the West Valley for families ? Ranked No. 11 among the top-selling master-planned communities in the U.S. and achieved the highest growth rate.

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**Silverleaf SCOTTSDALE** | [silverleaf.com](http://silverleaf.com). ? In June, Silverleaf Realty closed on a home for \$7.2 million, the highest priced home sale this year in Scottsdale (sales have reached \$108 million in 2015 thus far) ? This year, Silverleaf Club welcomes enhancements to the dining rooms and locker rooms while the new Fitness Studio offers Fit Barre, TRX Mixx and an array of yoga courses ? The club now has a full-time nutritionist, Dana Bosselmann, on staff to offer unique cooking and nutrition classes, like family cooking and superfood cooking, as well as pantry

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**Estancia Club SCOTTSDALE** | [estanciaclub.com](http://estanciaclub.com). ? Nestled on 640 acres of the northern slope of Pinnacle Peak ? Amenities available to residents include an 18-hole golf course, a driving range, a chipping green, dining, a fitness center, a pool, tennis, pickleball and basketball courts, a Jacuzzi, a steam room and more ? Voted one of America's top 100 courses in 2015-2016 by Golf Digest.

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**Mirabel SCOTTSDALE** | [mirabel.com](http://mirabel.com). ? Completed renovations and maintenance on an expanded patio, upgraded course irrigation system and course bunker re-design ? Reached full capacity on golf memberships; future memberships available through market-based pricing program ? Situated 3,000 feet above the Valley, offering a milder climate and panoramic views of surrounding mountains and city lights

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**Desert Mountain Club SCOTTSDALE** | [desertmountain.com](http://desertmountain.com). ? Situated against the Continental Mountains on 8,000 acres in North Scottsdale ? The only private club in the world with six Jack Nicklaus Signature golf courses: Renegade, Cochise, Geronimo, Apache, Chiricahua and Outlaw ? Approximately 1,714 homes in 35 villages at Desert Mountain; planned for 2,417 homes

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**Whisper Rock SCOTTSDALE** | [LPG-3.com](http://LPG-3.com). ? Whisper Rock Estates is a neighborhood of approximately 200 custom home sites—ranging from one to four acres— and 17 villas, ranging from 3,400 to 4,000 square feet ? Amenities include five miles of walking paths; a three-acre private park with tennis and basketball courts, a large turf area and a fitness facility with a pool and spa; and Whisper Rock's social hub, the Gate House ? The Whisper Rock Golf Club includes a traditional membership structure with no ties to real estate, a "core" design and a full caddy program

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