

Best Places To Live 2017: What's New

Written by By Melissa Larsen



From super-cool condos with smart-home tech and resort-style amenities to high-end family residences replete with the most fab of fixtures and finishes, these new local housing options prove that moving *in* means moving *up*.



Rosewood Grove

Rosewood Homes has done it again with the opening of Rosewood Grove, a gated enclave of 53 luxury homes in the Southeast Valley. The new community features custom-quality one- and two-story residences (available in architectural styles of Ranch Hacienda, Spanish Colonial, Spanish Mission, Craftsman and Traditional Manor) ranging in size from approximately 2,268 to 3,539 square feet with three to five bedrooms. Plus, private courtyards and porches lend to seamless indoor/outdoor living. Quick-move-in homes are now available. rosewoodgrovearizona.com.

>From the mid-\$300,000's

>Desirable features include disappearing walls of glass, bonus rooms and much more.



SOHO Scottsdale

SOHO Scottsdale, a just-opened live/work community in North Scottsdale, was designed to meet the needs of local and out-of-town buyers. The townhome community features a contemporary architectural exterior and expansive McDowell Mountain views that residents can take in from their private rooftop deck. Quality construction and high-end finishes and fixtures are hallmarks of SOHO Scottsdale; residents can expect stainless steel appliances, quartz countertops, ceramic tiles in the bathrooms and smart-home capabilities. As of press time, the lofts were 50 percent sold out. sohoscottsdale.com.

>From \$519,900

> Irene Clary of Catclar Developments incorporates her passion for the arts at SOHO Scottsdale through her partnership with local artists. In the spring, the first installation of unique Lego-style sculptures was added to the courtyard.

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The Cays at Downtown Ocotillo

The first-of-its-kind luxury condo community in Chandler, The Cays at Downtown Ocotillo—mere steps from restaurants, wine lounges, a coffee shop and more—comprises one- and two- bedroom condominium homes and penthouses with lofts. To ensure residents are never hurting for something to do, the 9,500-sq.-ft. clubhouse features a gourmet community kitchen, a media center and social lounge, a yoga studio, billiards, shuffleboard and a state-of-the-art fitness center with locker rooms and steam showers. Those wanting to get outdoors can enjoy a resort-style pool capped off with private cabanas, an outdoor kitchen with a gas barbecue and a bar and, for those cooler evenings, fireplaces. Phase one—the first of four residential buildings with 76 condominiums—is now complete and 85 percent sold. Phase two is slated for completion in early 2018. thecaysatocotillo.com.

>From the mid-\$200,000's

>Set within Chandler's Ocotillo master-planned community with 162 acres of lakes, parks, walking and biking paths and a 27-hole championship golf course.

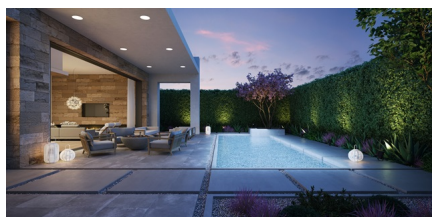


Main Street Place

Downtown Scottsdale will soon welcome the luxury mid-rise condo complex of Main Street Place. Found just east of Scottsdale City Hall and the Civic Center Mall, Main Street Place is proximate to endless restaurants, culture activities, nightlife, spring training and much more. The 12 condos average 2,400 square foot each and are found on the upper three floors, with a common area on the second floor featuring a hot and cold spa/plunge pool, a community room with kitchen and meeting space, a fitness studio that allows for open-air workouts, and an expansive outdoor deck for hanging with family and friends around a large fire pit and two commercial gas grills. mainstreetplace.com.

>From \$1.3 million

>Each condo features a 575-sq.-ft. average-size patio.



Azure, a Shea Signature Community, at The Ritz-Carlton, Paradise Valley

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The 105-acre master-planned community of The Ritz-Carlton, Paradise Valley is one of the Valley's most highly anticipated places to call home. And Shea Homes' Azure, a Shea Signature Community, will feature 66 multi-level luxury abodes within the desirable destination. The homes were designed in collaboration with PHX Architecture and will feature diverse materials, five residential plans and "transitional and transformative architecture" with a focus on indoor/outdoor living. Residents can choose from approximately 3,800 square feet to 6,700 square feet, with the option of guest suites, detached casitas and detached garages. To round out the community's good looks, architectural landscape by Scottsdale's Greey|Pickett will include a unique design that blends evergreen trees and groves with native desert trees, plants, shrubs and cactus accented by metal materials and smooth block and stone. As of press time, there is no timeline for completion. azurepvliving.com.

>From \$2 million

>The Palmeraie, an ultra-luxe shopping and dining destination planned to have more than 60 designer brands, boutiques and restaurants, will neighbor Azure.



Villas at The Ritz-Carlton Residences, Paradise Valley

Setting the benchmark of luxury in the area, this collection of 91 single-level Villas at The Ritz-Carlton Residences, Paradise Valley sit within six two- and three-story buildings. Residents have the option of one- to four-bedroom floor plans, ranging in size from 1,700 to more than 4,500 square feet (a den option is available as well). The clean, comfortable design will spotlight rich woods and glass, allowing a beautiful balance with the desert fauna that surrounds and Camelback Mountain views in the distance. Though each residence will be decked in high-end fixtures and finishes, some may feature indoor and outdoor showers, private plunge pools and other desirable elements. And, of course, villa residents will have access to the upcoming Ritz-Carlton, Paradise Valley resort, which will be found across 20 acres and be home to North America's longest pool, among other world-class amenities. Completion of the hotel and residences is expected by the end of 2018. rcpvluxury.com.

>From mid-\$1 million

>Largest undertaking of a new master-planned community to feature a Ritz-Carlton with residences in close to a decade.



Summit at Silverstone and Pinnacle at Silverstone

This fall, K. Hovnanian has two new gated communities set to debut at Scottsdale and Pinnacle Peak Roads: Summit at Silverstone and Pinnacle at Silverstone. Summit will feature 76 homesites with four villa-style designs to choose from, with two- to four-bedroom options (including the possibility of dual master suites). For its 98 home sites, Pinnacle residences may choose from four two-story townhome designs, with two- or three-bedroom plans available. khov.com.

>Pricing info will be available this fall.

>Residents and guests are invited to work up a sweat at the on-site fitness center and then cool down at the community pool.

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Eldorado on 1st

This summer, Eldorado on 1st opened the doors of its group of seven adjacent city homes from North American Development Group, AZ Architecture and local architect Will Bruder. (As of press time, two remain for sale.) Each unique abode showcases the highest quality materials, state-of-the-art customizable built-in kitchens and carefully selected finishes. Eldorado on 1st residents are sure to have an active social calendar as they will be super-close to the plethora of dining, cultural and entertainment venues found in Downtown Scottsdale's Urban Arts District. eldoradoon1st.com.

>From \$1,689,000

>Artist Jay Atherton is completing a commissioned art installation for the community titled "Four Points for Contemplation."



Optima Kierland

Move-ins for the first residents of Scottsdale's high-rise Optima Kierland from architect David Hovey, Jr. are scheduled for early 2018, while completion of all residences is set for August 2018. (Seventy-five percent of the homes in the first condominium tower are sold, as of press time.) Those gearing up to move into the 12-story tower have the option of a whopping 20 floor plans with one- to five-bedroom and penthouse options. The total of 220 residences range from 720 to 4,550 square feet. Resortlike amenities like a fitness center, indoor basketball and squash courts, a golf simulator and concierge service make every day at Optima Kierland feel like vacation mode. For some fun in the sun, more than five acres of green space offer water features, sun decks, a pet park and barbecue areas. optima-kierland.com.

>From the low \$300,000's

>To really impress, head to the Sky Deck to take in expansive views, a heated lap pool, a spa, a therapeutic steam/sauna and outdoor lounge areas for the ultimate r-n-r.

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CONTOUR on Campbell Ave.

In Phoenix's Biltmore neighborhood, construction of the 111 luxury urban condos of CONTOUR on Campbell Ave. has commenced and sales are underway. With a name that is inspired by the idea of living within the natural lines of a place, the character-rich, artful community has the option of one- and two-bedroom units, ranging in size from 1,000 to 1,700 square feet. Residents can look forward to top-tier smart-home technology, refreshing natural light, stainless steel Bosch appliances, custom glasswork and more, while urban hiking and biking and plenty of neighborhood haunts are nearby. If hanging close to home is preferred, there is a community pool, a fitness center, outdoor cooking spots and commons areas on site for passing that well-deserved downtime. Move-in is planned for early 2018. contourcondos.com.

>From \$300,000

>The latest in smart home technology not only allows for energy savings and convenience, residents can also adjust the thermostat, lights and security features from their smartphones.



Mountain Shadows Resort Condominiums

Calling a "resort condominium" home might be the closest one can get to being on permanent vacation. Mountain Shadows Resort Condominiums, located in Paradise Valley and adjacent to the newly opened Mountain Shadows Resort (hello, pools, golf, high-end dining and much more), features 42 fully furnished luxury resort condominiums and four penthouse retreats that are now selling. The design of the posh lock-and-leave project was inspired by 1950's modernism with a special focus on accenting nearby Camelback Mountain. Residents can choose from one- or three-bedroom floor plans (there are eight options) with up to 3,370 square feet of space. Completion is slated for November 2017. mountainshadows.com/ownership/resort-condominiums.

>From \$840,000

>Direct access to the entire Mountain Shadows resort property means home meal delivery, housekeeping, valet and concierge services and access to the fitness facility and movement studio for condo dwellers.



White Horse

Featuring 50 lots total at a minimum of a half-acre each, Camelot Homes' newest offering, White Horse, is for those who crave a little space

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while still being close to all that Scottsdale has to offer. (White Horse is found adjacent to DC Ranch.) The community spotlights single-story floorplans in a variety of on-trend design styles—Contemporary, Modern Mediterranean and Urban Farmhouse—that range from 4,190 to more than 6,000 square feet. With the ability to accommodate large families, three- to six-bedroom options are available. White Horse by Camelot Homes is currently pre-selling. camelothomes.com/community/white-horse.

>From low-\$1.6 million (plus lot premiums)

>Emphasis on outdoor space and light, bright indoor-outdoor living.



Cooley Station

Gilbert's Cooley Station by Fulton Homes offers five neighborhoods at various price points, each offering easy living for growing families (most homes offer up to at least six bedrooms). Central Vermont homes offer desirable rear-facing garages and up to seven bedrooms, while the Boston and Maine options feature four-car tandem garages, to name a few of the possibilities. Those who call Cooley Station home have access to a large community pool, basketball courts, pickleball courts, walking trails and parks with ramadas and barbecues. Plus, residents are minutes away from Phoenix-Mesa Gateway Airport, ASU Polytechnic campus and SanTan Village so shopping, schooling and saying "see you later" are all at their fingertips. Cooley Station is currently in the grand-opening stage, with buildout planned for four to six years from this time. fultonhomes.com/our-communities/cooley-station.

> From the \$270,000's

> The Fulton Features program provides above-par standard features, including granite countertops, 36-inch maple cabinets, faux wood blinds, ceiling fans and more at no additional cost.



Graythorn

Found near the major cross streets of Frank Lloyd Wright Boulevard and East McDowell Mountain Road in North Scottsdale is the new luxury townhome community of Graythorn, by Graythorn Development, LLC. The groundbreaking of 27 single-story modern contemporary residences took place this summer on the 3.6-acre site. Graythorn will feature townhomes with 1,210 to 2,315 square feet of space and two or three bedrooms, with each home feeling open, airy and bright. Each residence has a private patio, a two-car attached garage and a plethora of energy-efficient features, like dual-glazed windows with low-E, energy-saving glass. graythorndevelopment.com.

>From the mid-\$300,000's

>The great room area of each home features 13-ft. ceilings.

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Toll Brothers at Blackstone

Found on the 11th hole of the Blackstone Country Club golf course at Vistancia, Toll Brothers' newest phase features 65 estate-sized home sites, with abodes ranging from 2,889 to 3,832 square feet with two to five bedrooms. Toll Brothers at Blackstone residents have access to the Blackstone Country Club, a Jim Engh-designed championship golf course, a 24-hour fitness center and classes, fine dining, lighted tennis courts, massage services, a resort-style pool with cabanas, walking trails, a neighborhood park and much more. Five single-level floor plans are available, with a selection of beautiful Contemporary, Desert Contemporary and Mission exterior styles. With a focus on indoor/outdoor living, residents can savor their surroundings with front porches, private courtyards and covered patios. Completion is planned in approximately two years. tollbrothers.com.

>From the low-\$500,000's

>Upgrades include luxurious casitas for multi-generational lifestyles.



Zanjero Trails

Meritage Homes' newest community, Zanjero Trails, is coming to Surprise Sept. 16. The highly anticipated Zanjero Trails features six floor plans, ranging from 1,859 to 3,306 square feet. Up to five bedrooms and three-car garages are available, making this a top spot for large families needing spacious accommodations. meritagehomes.com/phoenix.

>From the mid-\$200,000's

>Proximate to the 303 and White Tank Mountain Regional Park.



Hometown Talent

On the prowl for a new home? Turn to these five Arizona-based builders for quality construction, craftsmanship and design.

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Fulton Homes (above)

City of headquarters: Tempe

Number of homes planned to be built in the Valley for 2017: 1,200

Web site: fultonhomes.com

Instagram handle: @fultonhomes

Mission statement: "You're Proud to Own, We're Proud to Build!"

Taylor Morrison

City of headquarters: Scottsdale

Number of homes planned to be built in the Valley for 2017: "The Taylor Morrison Phoenix division closed over 1,150 homes in 2016 and looks to continue that trend in 2017."

Web site: taylormorrison.com.

Instagram handle: @taylormorrisonhomes

Mission statement: "'To build authentic homes and engaging communities that inspire, delight and enhance the lives of our customers.' Earlier this year, we also introduced our purpose statement, which is, 'Building a better tomorrow for your family and ours.'"

Rosewood Homes

City of headquarters: Scottsdale

Number of homes planned to be built in the Valley for 2017: 65 to 70

Web site: rosewoodhomes.com

Mission statement: "Our mission is to provide industry leading customer satisfaction, quality and design in a few exclusive neighborhoods each year."

Maracay Homes

City of headquarters: Scottsdale

Web site: maracayhomes.com

Instagram handle: @Maracay.Homes

Mission statement: "For over 25 years, Maracay Homes has been an Arizona real estate industry leader in providing homebuyers with smarter choices that serve both their lifestyle and the environment. Maracay Homes is a member of TRI Pointe Group, a family of premium regional homebuilders supported by the significant resources, economies of scale and thought leadership of a national foundation."

Meritage Homes

City of headquarters: Scottsdale

Number of homes planned to be built in the Valley for 2017: 900-plus

Web site: meritagehomes.com/phoenix

Instagram handle: @meritagehomes

Mission statement: "Setting the standard for energy-efficient homes."