January 2019

CONDO TOWNHOME & LOFT LIVING AZ

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Courtesy Pine Canyon

DEVELOPMENT OF THE MONTH

Homes by Towne

Rancho North

Homes by Towne

Rancho North is a gated community located in the scenic town of Cave Creek. The 150 condominiums are all single-level and feature five different floor plans that range in size from 1,420 to more than 2,000 square-feet. Most units have full two-car garages and some offer scenic views and water features.

Homes by Towne

DETAILS

Number of homes: 150

Prices: From the high $200s

Address: 5100 E. Rancho Paloma Drive, Cave Creek

Directions: Take Loop 101 to Exit 31/North Tatum Boulevard and go north. Turn right on Cave Creek Road and then right on Rancho Paloma Drive.

Beds/baths: 2 bedrooms and den; 2 bathrooms

Square-footage: 1,420 to 2,000-plus

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

Phone: 480-621-5700

Website: HomesbyTowne.com

Scott Sanford Photography via Cachet Homes

Easy living

Lock-and-leave condos and townhomes offer simplicity and peace of mind

By Debra Gelbart

The "lock-and-leave" aspect of condominium and townhome living has even greater meaning these days — thanks to all the features developers are including in the units and in the communities themselves.

Lovely Litchfield Park

At Cachet at The Wigwam in Litchfield Park for example, developer and builder Cachet Homes provides a variety of maintenance services with residents' HOA fees. The community has 44 condos (starting in the $270s) and 69 townhomes (starting in the $330s).

"The condos, a Villa product, are a complete lock-and-leave," said Sue Goodrich, vice president of sales and marketing for Cachet Homes. "You never have to worry about exterior paint, roof issues or landscape. That is all maintained by the HOA." She added that the monthly HOA fee includes water and sewer services and structural insurance. "The townhome is also a great option for those that want a lock-and-leave product," she said. "Your front yard maintenance and exterior paint are maintained by the HOA. Your rear yard is yours to maintain but we find a lot of people install desert landscape or faux grass to simplify maintenance. Both products include use of our amenity area which includes a pool, spa, outdoor kitchen, outdoor fireplace and gathering area, and a fitness center."

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> —Sue Goodrich, Cachet Homes

Four-seasons Flagstaff

In Flagstaff, construction has begun on Mountain Vista, a village of condominiums within the Pine Canyon master-planned community that caters to buyers who appreciate a lock-and-leave lifestyle, said Deana Keck, executive vice president of community development and sales for Pine Canyon. At build-out, Mountain Vista will include 12 buildings with 48 total units, she said, each with upper- and lower-level units ranging in size from 1,640 square-feet to 1,990 square-feet. Prices have not been definitively set yet, but will likely start in the mid-$700s. Owners have the option of choosing fully furnished units and may choose to have Pine Canyon manage their unit in their absence.

The Mountain Vista community is private, with "24/7 security at both entrances and hourly patrols. We are currently installing a gate system to enhance the safety of all residents," Keck said, adding that "we plan on installing the latest smart-home technology."

The fully furnished option at Mountain Vista will offer four design styles. "We believe that this will be a very popular feature. Residents won't need to shop for anything. We will provide everything, right down to the dinnerware."

Condo living "is very much about convenience," Keck emphasized. "To that end, Pine Canyon has plans to offer Mountain Vista owners access to a fully managed concierge program. The program will not only make sure the units are impeccable for owners upon arrival but will also ensure that the units are stocked with groceries and unique items. Between the 'fully furnished' option and the planned

Easy living: continued on page CL2

Seasonal buyers love condos and townhomes

Amenity-rich communities appeal to a variety of seasonal buyers

By David M. Brown

For many Arizonans, their condo/townhome is a home for all seasons. For others, it does vacation or getaway duty.

Wherever the location, buyers have chosen the particular setting for the area's climate and lifestyle amenities as well as the comfort and security of lock-and-leave living. In addition, communities with seasonal-property security, maintenance or management options are also attractive to part-time buyers, said Deana Keck, executive vice president of community development and sales for Pine Canyon, a private master-planned golf course and residential community in Flagstaff.

Optima Kierland

Urban conveniences

For urban communities, location is a top priority — e.g., walkable convenience to stores, restaurants, entertainment venues, etc. "Seasonal buyers tend to seek highly amenitized communities that provide secure access for the lock-and-leave lifestyle," said David Hovey Jr., AIA, president of Optima Kierland, Phoenix, whose Phase I 12-story condominium tower includes 173 one- to five-bedroom homes.

Located on approximately 10 acres at Scottsdale Road and Kierland Boulevard, Optima Kierland includes sports and exercise facilities such as a 16,000 square-foot indoor/outdoor fitness center, golf simulator, and indoor basketball and squash court. The rooftop Sky Deck, with views of the surrounding McDowell Mountains, has a heated lap pool, spa and steam/sauna rooms. The building also features a rooftop bar and common areas for social gatherings around sundecks, barbecues and fire-pits.

Courtesy Pine Canyon

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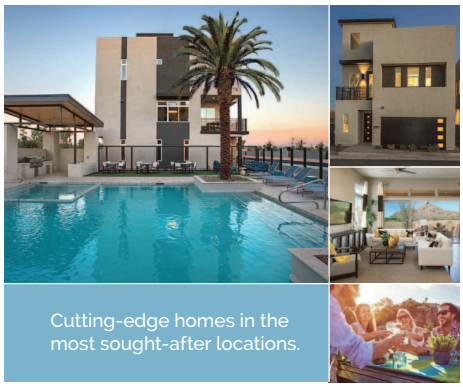
> —David Hovey Jr., Optima Kierland

High-country beauty

For high-country devotees, the 620-plus-acre community of Pine Canyon, surrounded by the Coconino National Forest, offers championship golf, views of the San Francisco Peaks, a 35,000 square-foot clubhouse with a spa, fitness center and dining, a second recreation-focused amenity building and a number of family-oriented amenities.

A two-hour drive from Phoenix, Pine Canyon offers townhomes, condominiums, detached single-family homes, custom homes and home-sites. In addition, residents and prospective residents can rent luxury Club Cabins, which provide an owner's experience, including service from Pine Canyon's hospitality team.



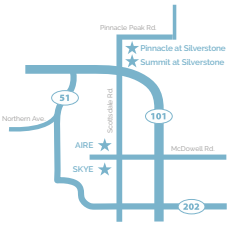
Cutting-edge homes in the most sought-after locations.

Aire
From the **mid $400s**
Luxury townhomes in the McDowell corridor of Scottsdale

Summit at Silverstone
FINAL OPPORTUNITIES!
From the **upper $500s**
Villa-style homes at 74th Street and Pinnacle Peak Road

Pinnacle at Silverstone
OVER 75% SOLD OUT!
From the **low $400s**
Luxury townhomes at 74th Street and Pinnacle Peak Road

Skye
From the **upper $400s**
Single-family garden homes in the McDowell corridor of Scottsdale



KHovnanian Homes
khov.com/phoenix

Looking for a new home, but unsure where to start? **Contact our friendly Community Information Specialists at 877-546-8669.**

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