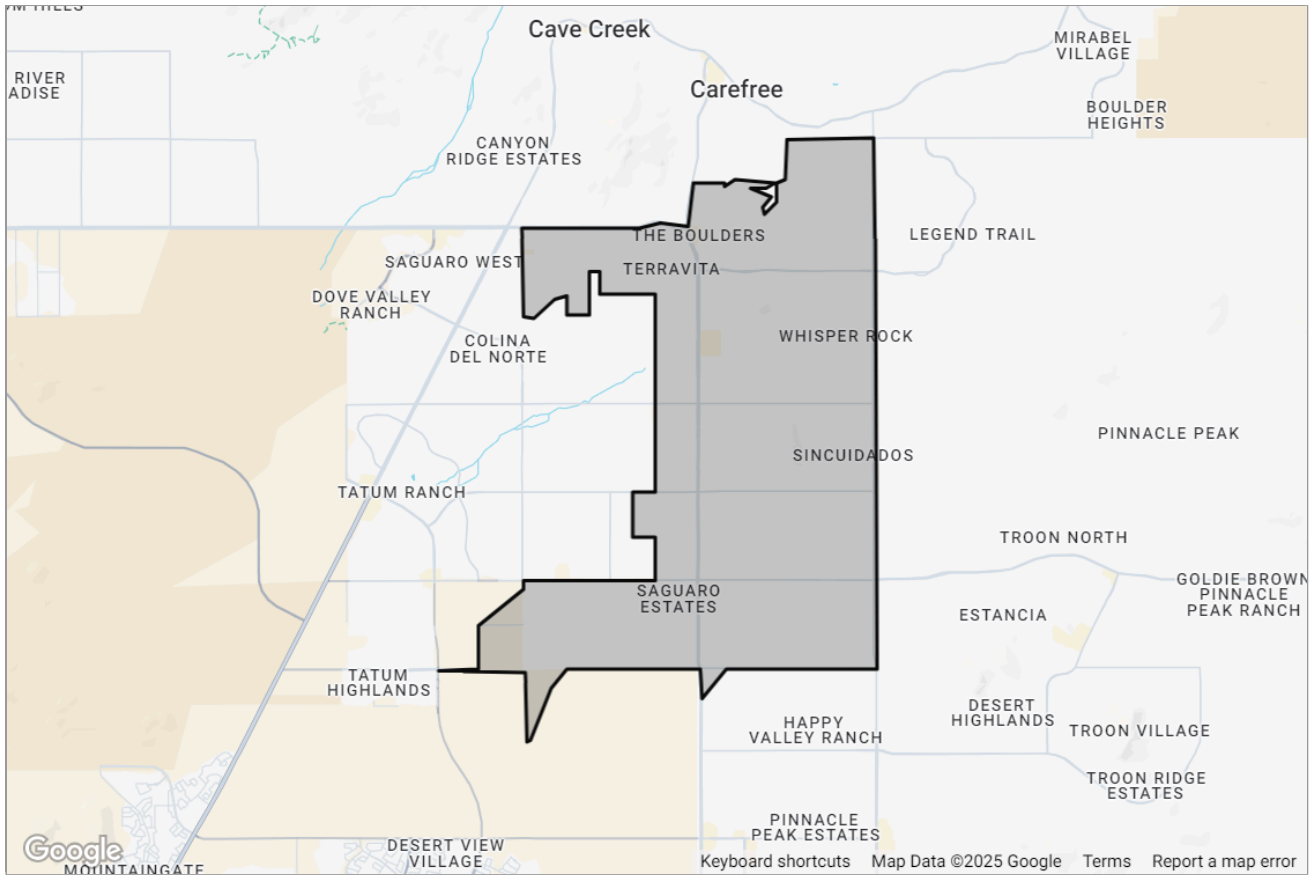




MARKET ACTIVITY REPORT

# Scottsdale, AZ 85266



Presented by

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Arizona Real Estate License: BR565091000

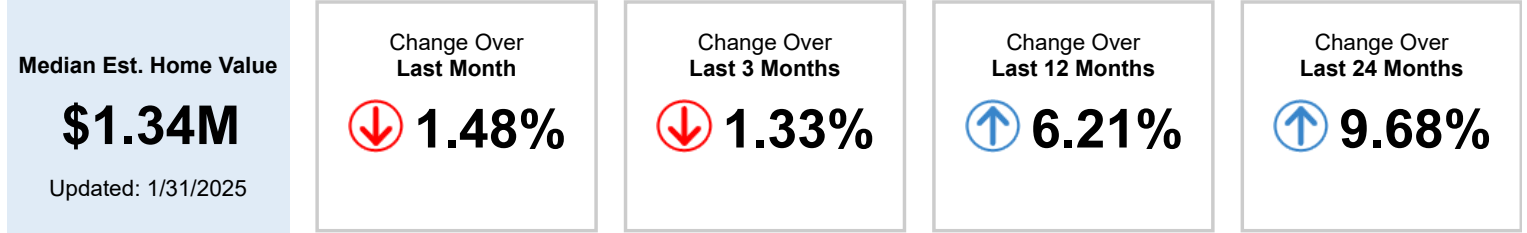
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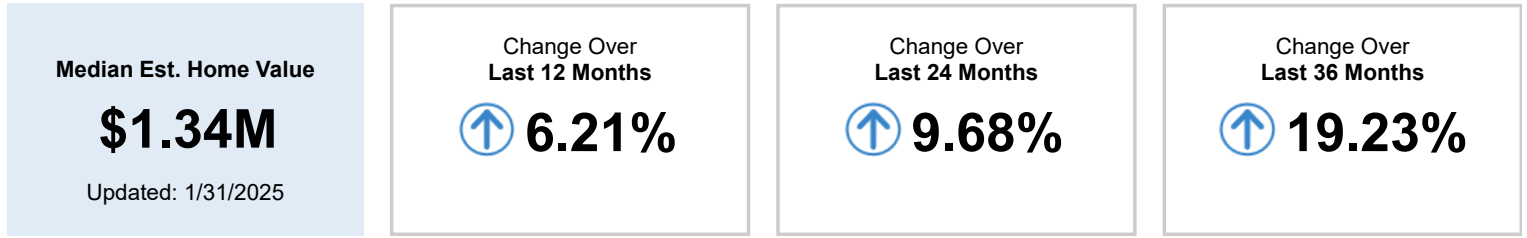
# Scottsdale, AZ 85266

## Market Snapshot: Estimated Home Values



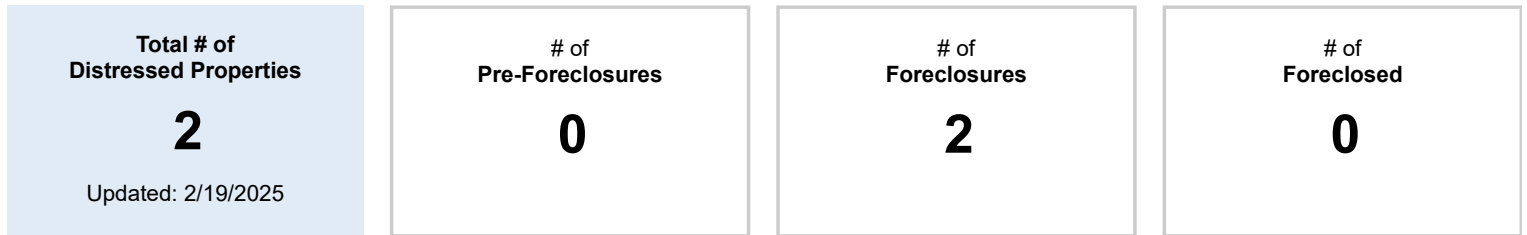
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value



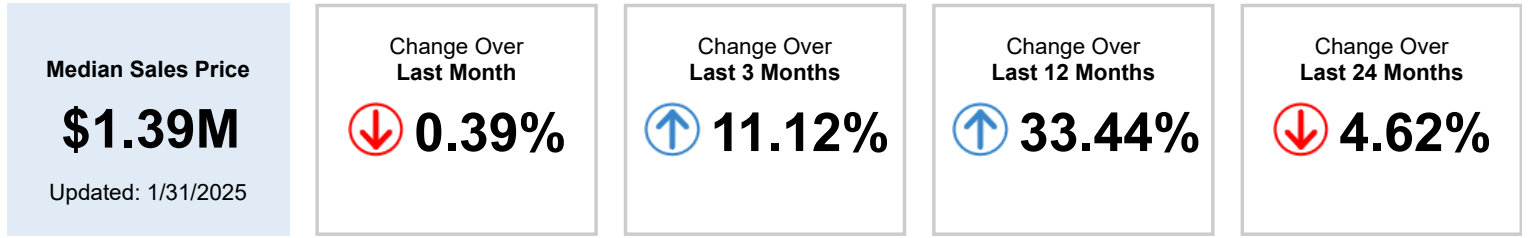
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



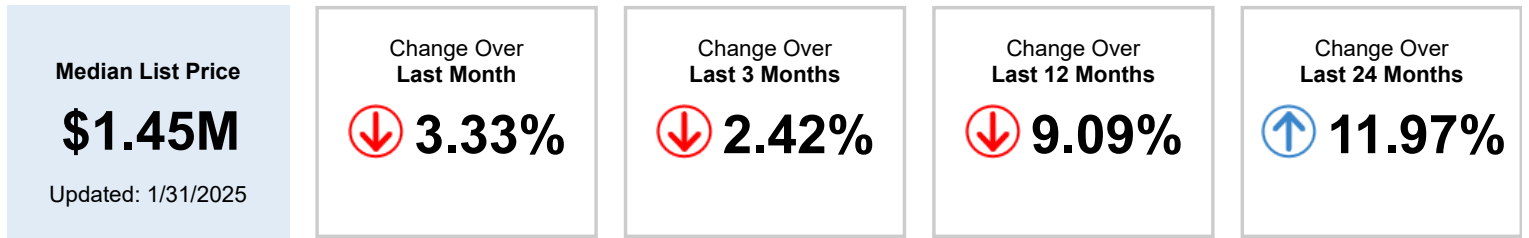
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/19/2025.

Market Snapshot: Sales Price



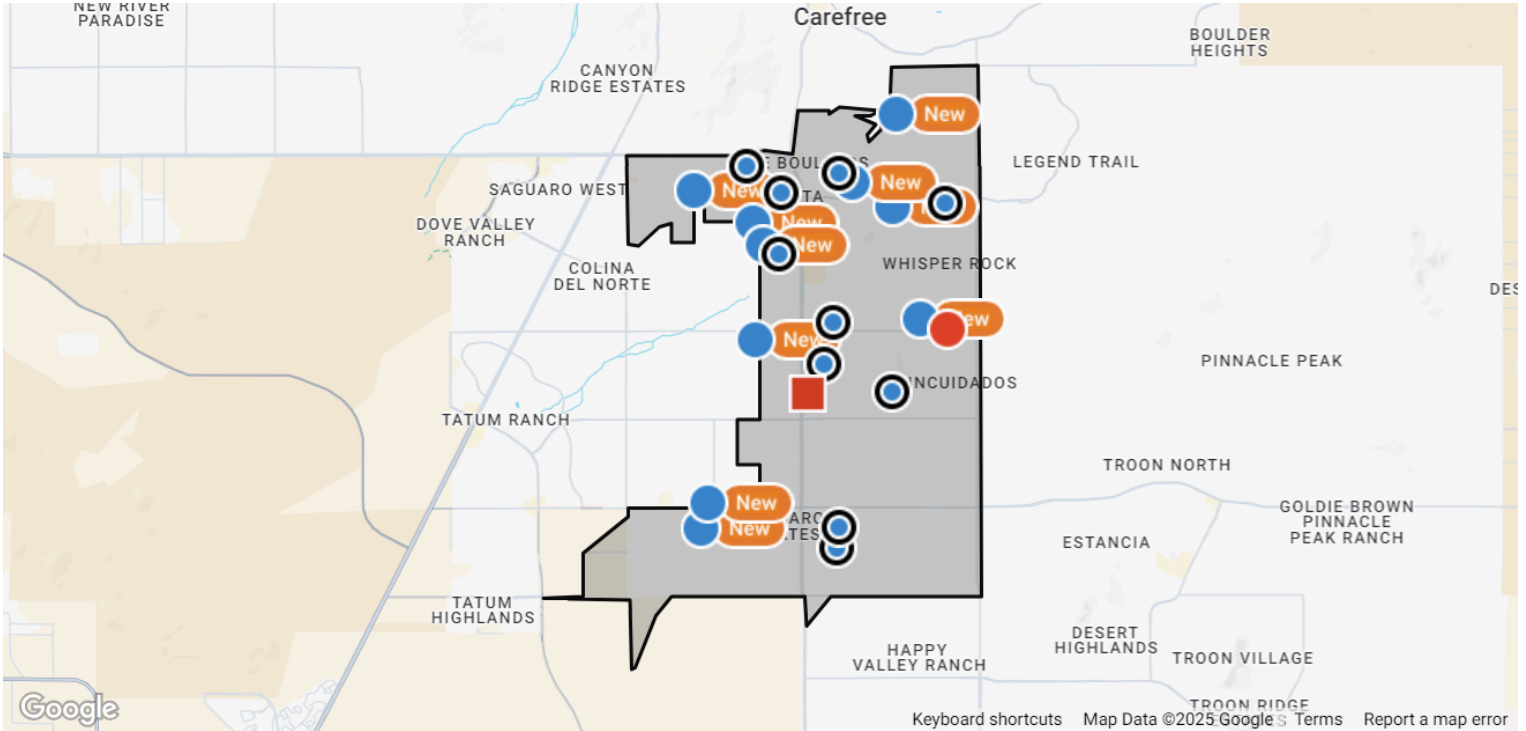
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

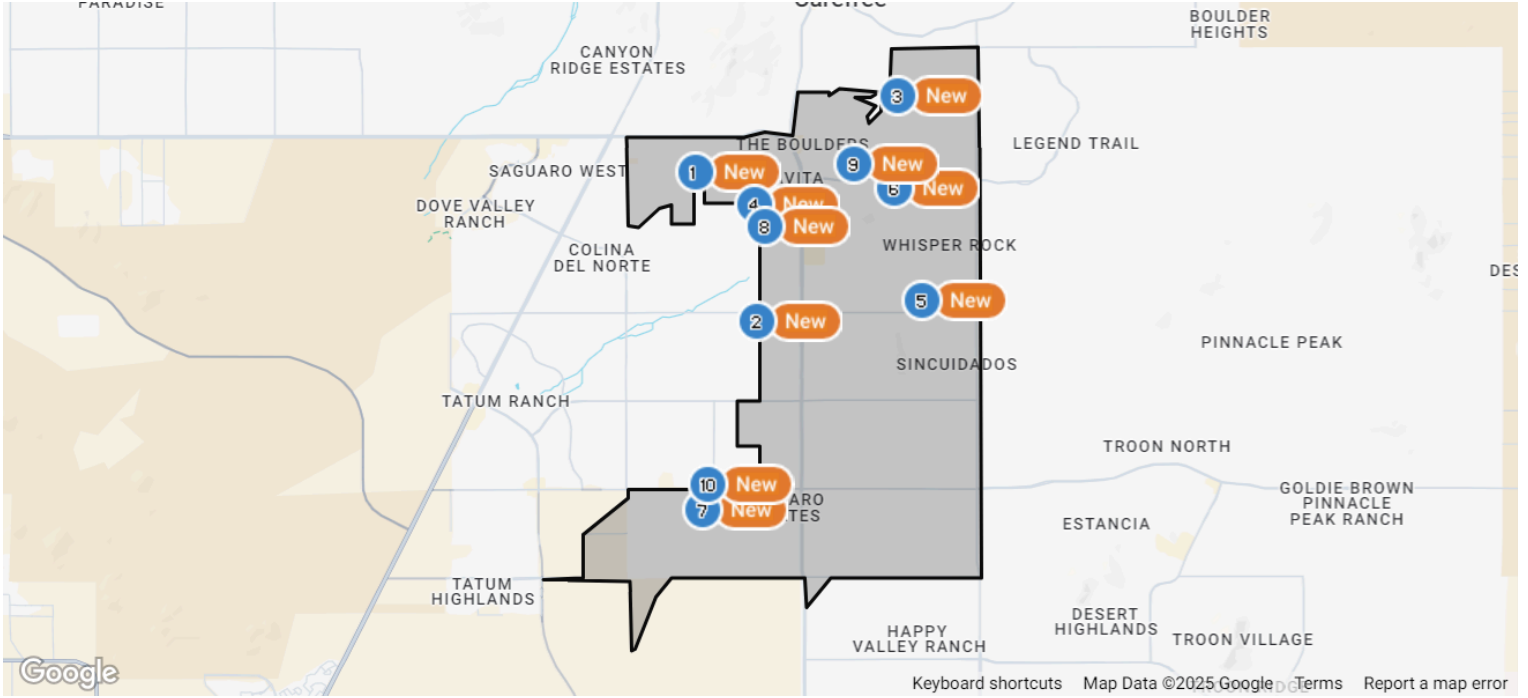
# Market Activity Summary Stats



**Search Criteria** | **Location:** Scottsdale, AZ 85266; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

|                                |  <b>New Listings</b> |  <b>Pending</b> |  <b>Distressed</b> |
|--------------------------------|---|--|--|
| <b>Number of Properties</b>    | 10  | 10   | 2  |
| <b>Low Price / Value</b>       | \$699,000   | \$935,000  | \$1,803,010  |
| <b>Median Price / Value</b>    | \$1,942,500   | \$1,471,000  | \$1,900,505  |
| <b>High Price / Value</b>      | \$4,500,000   | \$3,150,000  | \$1,998,000  |
| <b>Average Price / Sq. Ft.</b> | \$552   | \$503  | \$428  |
| <b>Median Price / Sq. Ft.</b>  | \$476   | \$484  | \$428  |
| <b>Average Days in RPR</b>     | 27  | 44   | 83   |
| <b>Median Days in RPR</b>      | 22  | 31   | 83   |
| <b>Total Volume</b>            | \$20,834,000  | \$16,619,999   | \$3,801,010  |

# Scottsdale, AZ 85266



New Listings: 10

| Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|

## New Listings: 10 (cont.)







|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
| 1 ● Active                              |               |         |                     |                  |            |           |                    |                   |
| *New, Active: 2/12/2025 MLS ID: 6819866 |               |         |                     |                  |            |           |                    |                   |
| <b>6514 E Crested Saguaro Ln</b>        | Single Family | 4/5     | 3,534 sq ft         | 12,860           | 1997       | 2/12/2025 | \$1,625,000        | \$460             |

Rarely available Spiritus model—only 3 have sold in the past 2 years, set on a large, quiet, private lot that backs to a natural preserve and with Huge Mountain Views and the most amazing outdoor living! Many consider this the best large floorplan in Terravita, but few exist as it was introduced late in the community's development. It was added to fill needs buyers felt was missing and needed: lots of storage space (Including a HUGE Master Closet and what is really a 3.5 CAR GARAGE), Master bedroom split from the other bedrooms, AND ALL 4 BEDROOMS HAVE THEIR OWN BATHS and one is a backyard guest house. This is the extended version of the Spiritus with a much larger great room and soaring ceilings. Impeccably maintained, beautifully updated, and upgraded with a new roof and HVAC under 10-year warranties! If outdoor living matters, this backyard delivers. The private, pie-shaped yard feels like there are no neighbors on either side. Expansive travertine decking surrounds a large heated diving pool with a raised spa that spills over with a soothing water feature. There's a spacious fire pit area with seating for 10, perfect for cool evenings, a beautiful stacked stone serving area with a commercial-sized natural gas stainless steel barbecue, and a commercial-grade misting system to keep summer gatherings cool. A full-sized guest casita is privately set in the backyard, offering a secluded retreat for visitors. There's too much to list, but here are some key updates and upgrades: Kitchenaid Electric Convection Oven Venetian Gold slab granite countertops Butlers Pantry Tons Of Storage Large Breakfast Bar 5 Burner Cooktop Walk In Pantry Alder Cabinets Undermount Sink Tumbled Travertine backsplashes Stainless Steel Appliances Built-in Stainless Steel Kitchenaid Refrigerator with Water and Ice Dispenser in Door Warming Drawer Built-in Superba Convection Microwave Extended Great Room Option Double French Doors from Great Room to Master Suite Pocket Doors Between Master Bedroom and Bath Double Headed, Glass Block Shower with Double Doors Corian Countertops with Integrated Bowl Sinks in Bath (Same for all Baths) Travertine Tile (Same for all Baths) High Epoxy Garage Floor Storage Cabinets Workbench Outside Access Door Dual Zoned Air Conditioning Surround Sound Throughout Customer Security Doors on all Doors Excess Storage Throughout the Home Brushed Nickel Hardware Throughout the Home Plantation Shutters Extra Recessed Canned Lights and Electrical, Including Dimmers Hot Water Recirculating Pump Large Widescreen TV and Stereo Equipment included Large Laundry Tons of Cabinet Space Sink Hanging Area Commercial Grade Washer and Dryer Fantastic Landscaping with lots of Lighting High Efficiency Pool Heating System Pool Cover Gutters for Controlled Drainage Remote Controlled Shade Screen Stuccoed Boundary Walls \$24,000 Stucco-Flex Paint Extra Concrete Driveway for Overflow Parking Welcome to Terravita - Where Lifestyle is the True Luxury Dear Prospective Homebuyer, If you're considering making Terravita your home, know that you're not just buying a property; you're embracing a lifestyle that's rich, engaging, and brimming with opportunities. Terravita stands as a testament to a community that values experiences, relationships, and personal growth over mere bricks and mortar. Here, the house you buy is simply a gateway to the life you desire. A visit to Terravita's clubhouse and a brief tour of the amenities is essential - it's not just recommended; it's crucial. It is literally what you are buying. If you are just looking for a house, this is likely not the place for you. Dialing 480-488- 3456 can set you on a path to discovering a world where every day is a new adventure. This initial tour is more than just a walkthrough; it's an eye-opener to the vibrant, active lifestyle that awaits you. Many have said that understanding the depth and breadth of Terravita's amenities was a pivotal moment in their decision to join our community. We invite you to take the first step towards discovering if Terravita is the right fit for you. It's not just about finding a home; it's about finding a place where you can live your life to the fullest. The lifestyle you've dreamed of is here, waiting for you to embrace it. Remember, exploring Terravita starts with a tour of our clubhouse and amenities. Make that choice today and open the door to a world where life is rich, full, and wonderfully yours. Terravita is a guard gated 823 acre planned community which consists of many amenities including an 18 hole championship golf course, a 39,000 square foot newly remodeled clubhouse facility with 2 dining areas, a heated 25 meter pool with easy beach front entrance and hot tub, 6 tennis courts and a full-time tennis pro, a 13,000 square foot health and fitness center, community-wide 6 mile long walking and jogging trails, and extensive event calendar with fun-filled events for the dozens of social organizations. Terravita Golf and Country Club has been voted Best Master Planned Community and Best Private Golf Club numerous times by Ranking Arizona. Terravita was created by Del Webb and was their first non-age restricted community. Terravita golf course was created by PGA Hall of Fame member Billy Casper and designer Greg Nash. Terravita golf amenities include a pro shop, a large driving range, and four separate areas to practice chipping and putting.




*Listing Courtesy of Keller Williams Arizona Realty*

## New Listings: 10 (cont.)

|  | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p><b>2 ● Active</b> • <i>New, Active: 2/8/2025</i> <i>MLS ID: 6817877</i></p> <p><b>7070 E Lowden Dr</b></p>   | Single Family | 4/4     | 3,087 sq ft         | 108,900          | 2002       | 2/8/2025  | \$2,950,000        | \$956             |
| <p>Prepare to be amazed! Check out this fantastic 4 bed, 3.5 bath residence w/mountain views, now for sale in Scottsdale! Nestled on an oversized 2.5 acre lot &amp; featuring a stunning facade w/stone accents, a manicured desert landscape and a 3 car side garage. Discover a spacious open floor plan w/high ceilings, durable tile flooring, modern light fixtures and a neutral palette. The gourmet kitchen is comprised of custom cabinetry w/stone counters and a huge waterfall island. A Butler's kitchen, conveniently situated adjacent to the main kitchen, provides additional storage, counter space and amenities for food preparation. Double doors open up to the primary bedroom, showcasing elegant wood flooring, direct outdoor access, a walk-in closet, and a lavish ensuite w/dual sinks &amp; a garden tub The wonderful backyard includes a covered patio, sunken seating area w/a fire pit, a gazebo w/a built-in BBQ, artificial turf, and a sparkling blue pool w/lovely water features. Also including a barn, stalls, and a corral for horses, this home is sure to be the one for you! What are you waiting for? Don't miss out!</p> <p><i>Listing Courtesy of West Usa Realty</i></p>   |               |         |                     |                  |            |           |                    |                   |
|  <p><b>3 ● Active</b> • <i>New, Active: 1/28/2025</i> <i>MLS ID: 6811822</i></p> <p><b>35065 N 83rd Pl</b></p>   | Single Family | 4/4     | 4,297 sq ft         | 37,799           | 2024       | 1/28/2025 | \$2,800,000        | \$652             |
| <p>MOVE IN READY beautiful pre-designed home with luxurious upgrades inside and out. The award winning Mayne Desert Contemporary home design was made for entertaining. This single level home showcases an open floor plan with elevated ceiling heights in the main living spaces. Large multi-stacking doors open the rear of the home to the backyard for a seamless indoor outdoor transition. An oversized bonus room with wet bar and direct access to large covered patio. Attached casita with living area and full bath complete this home.</p> <p><i>Listing Courtesy of Toll Brothers Real Estate</i></p>  |               |         |                     |                  |            |           |                    |                   |
|  <p><b>4 ● Active</b> • <i>New, Active: 1/29/2025</i> <i>MLS ID: 6812372</i></p> <p><b>6970 E Hibiscus Way</b></p>  | Single Family | 2/2     | 1,974 sq ft         | 6,710            | 1995       | 1/29/2025 | \$880,000          | \$446             |
| <p>Welcome to your immaculate oasis in Terravita! Presenting CRISTA, a meticulously maintained 2-bedroom, 2-bathroom home plus a den (could covert to a 3rd bedroom), offering the perfect blend of comfort and elegance. Step into luxury with granite countertops and an enlarged island in the kitchen, ideal for culinary enthusiasts and entertaining alike. The stacked stone fireplace creates a cozy ambiance in the living area, perfect for relaxing evenings. Situated on a peaceful and private lot inviting you to unwind and enjoy the tranquility of Terravita. With a vibrant calendar of activities, there's always something exciting happening at Terravita. Don't miss your opportunity to call and experience the unparalleled lifestyle of Terravita your new home.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>   |               |         |                     |                  |            |           |                    |                   |
|  <p><b>5 ● Active</b> • <i>New, Active: 1/18/2025</i> <i>MLS ID: 6807350</i></p> <p><b>30600 N Pima Rd, Unit 63</b></p>  | Single Family | 4/4     | 3,911 sq ft         | 53,919           | 1991       | 1/18/2025 | \$1,685,000        | \$431             |
| <p>Where affordable luxury meets serene desert living - welcome to a magnificent custom estate that truly offers one of the best values in the 24-hour guard gated community of Sincuidados. Situated on an interior 1.25-acre view lot, the Santa Fe and Territorial inspired home is tucked into the private community and offers luxurious amenities, a long list of recent renovations and an ideal split floor plan. Boasting a new paved circular driveway entrance with new stonework, the home offers new furnaces and AC units, a new foam roof, new hot water heaters, new garage doors, brand new eat-in Chef's kitchen that includes new cabinets, sinks, appliances, and granite countertops. (continue below) Plus enjoy a new barn door, new tile flooring throughout and new paint (interior and exterior) - you can move right in! Spanning almost 3,800-sqft inside, the home features vaulted ceilings, skylights, recessed lighting, intercom, fire sprinklers, two gas fireplaces, and beautiful peeled timber beams. A resort-style backyard awaits outdoors offering more entertaining space with several patios and a newly re-surfaced Pebble Tec pool and spa. There is also an outdoor shower, built in BBQ, and a unique two story ramada with its own observation deck that offers spectacular sunsets and city lights, including a great view of Lone Mountain, the community's own private mountain which is just a short walk away and can be used for hiking and recreation. The property also offers a rare expanded building envelope, that could allow for the approval of future additions, or a guest house that may not currently be available at other homes in Sincuidados. Enjoy nearby shopping, dining and some of the best golf courses North Scottsdale has to offer. Come tour this magnificent custom estate today!</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p> |               |         |                     |                  |            |           |                    |                   |





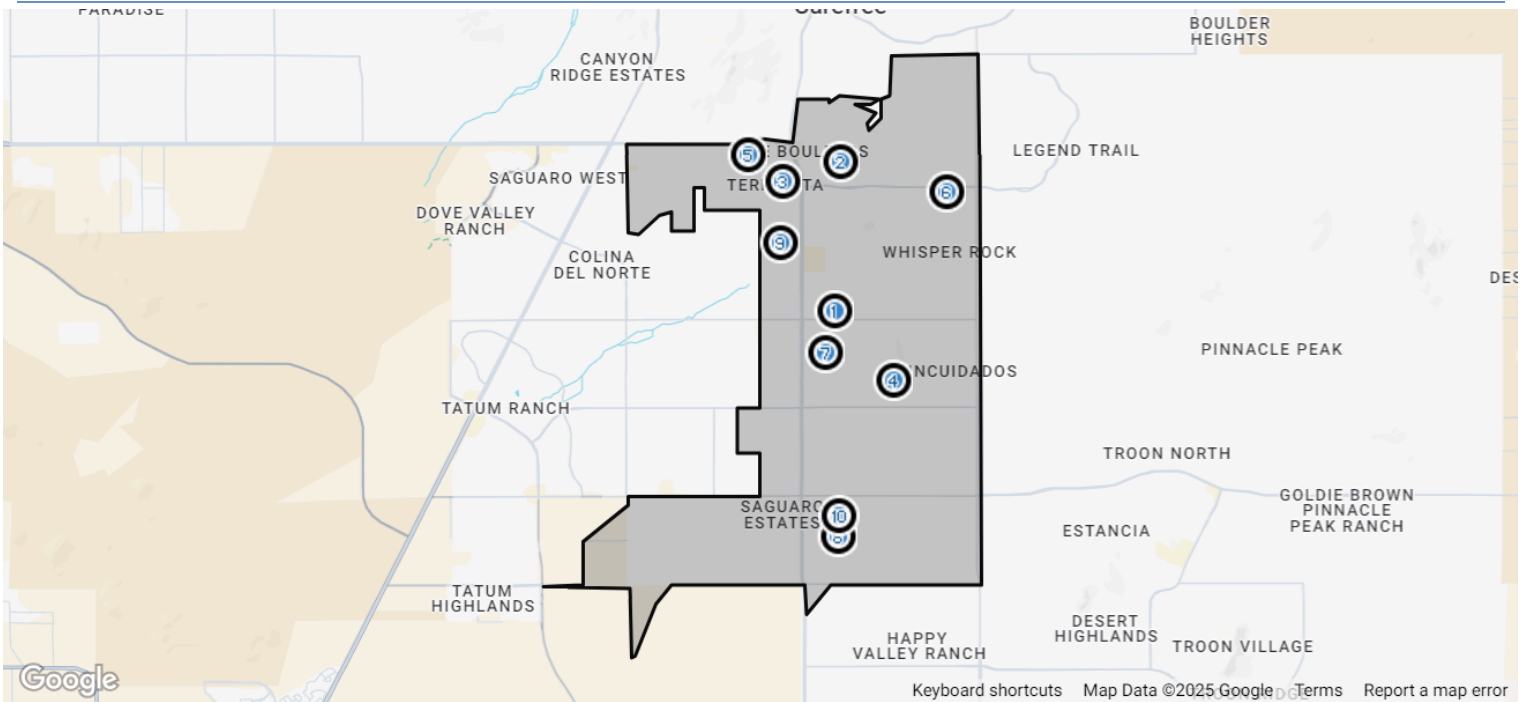
## New Listings: 10 (cont.)

|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date  | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  <p><b>6</b> ● <b>Active</b> • <i>New, Active: 12/13/2024</i> <i>MLS ID: 6795509</i></p> <p><b>33296 N Vanishing Trl</b></p> <p>Gorgeous Whisper Rock custom home on a quiet cul-de-sac. Gated courtyard entry door opens to the living and dining rooms. Entertain in the cozy family room with a gas fireplace that is open to the eat-in-kitchen with top-of-the line Wolf appliances, including subzero French door refrigerator, double ovens, warming drawer, gas cook-top with grill, Quartzsite island and counters. Primary suite w/ gas fireplace, separate sinks and steam shower. Office/BR with bath and closet are split from other two en-suite bedrooms and bonus/media room. Two room guest Casita is complete with living room, bedroom, kitchen and stacked washer and dryer. Private backyard is perfect for entertaining with patio, BBQ island, heated salt water pool and spa. Enjoy the private sport basketball court. 4 car garage.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>  | Single Family | 5/7     | 6,489 sq ft         | 47,961           | 2007       | 12/13/2024 | \$4,500,000        | \$693             |
|  <p><b>7</b> ● <b>Active</b> • <i>New, Active: 1/2/2025</i> <i>MLS ID: 6799157</i></p> <p><b>27432 N 66th Way</b></p> <p>Come tour this entertainer's dream home with open living spaces, modern kitchens, and a resort backyard with a first-class guest house! Situated on a one acre quiet cul-de-sac lot in Saguaro Highlands, it is one of the few properties with natural area open space behind the lot that offers great privacy! This home offers a state of the art smart home package. Control4 delivers a truly intelligent smart home experience that makes life more convenient, safe, and enjoyable. With smart pads in the main suite, kitchen, garage and casita, you will always be conveniently in control of your home like TV's, lights, window coverings and more! In the garage you will find a ready to go EV charger! Recent updates include a new AC unit, irrigation and landscape lighting completed in 2024. Outdoor entertaining will be a dream in the spectacular backyard which delivers a custom Jack Nicklaus Series Putting Green, a huge covered patio, an expansive sparkling pool with custom built spa, water features and a swim-up bar, a built-in BBQ and gorgeous landscaped gardens. This gorgeous, spacious luxury residence showcases 5 bedrooms, 3.5 bathrooms, 3 car garage and is proudly perched in a peaceful neighborhood surrounded by the saguaro desert with mountain views. Dual living is made easy in this home, which features a convenient detached 1 bedroom, 1 bathroom casita with a private full kitchen and washer/dryer. The interiors of the home are sun drenched and spacious, showcasing soaring ceilings, a flowing open floor plan, tiled &amp; wooden flooring, and an impressive dry bar. The oversized combined kitchen/living space will be a hub for entertainment and showcases a gorgeous feature stone fireplace and huge windows to take in the resort style outdoor views. Thoughtfully designed, the functional kitchen offers top-brand appliances, ample cabinet storage space, splash backs, a floating double waterfall island, and dining area. Cozy and warm, the living and family spaces provide the perfect zone for relaxation or indoor entertaining throughout winter. Five impressive bedrooms are showcased across the home. Discover the sizable main suite featuring back patio access, plantation shutters and an immaculate private bathroom with soaking tub, dual vanities and a huge walk-in closet. In addition, three generously sized bedrooms are located in the primary residence, while the separate casita contains a living area with backyard access, a fully equipped kitchen, one bedroom and one bathroom. Each of the bathroom spaces are separated throughout the residence, and have been tastefully designed to include ample vanity storage, luxury glass enclosed showers, deep soaking bathtubs and chic tiles. Located in proximity to excellent schools, retail shopping, parks, bars, restaurants, and essential amenities !! this incredible property must be inspected to be truly appreciated!</p> <p><i>Listing Courtesy of Realty One Group</i></p> | Single Family | 5/4     | 4,556 sq ft         | 44,788           | 2004       | 1/2/2025   | \$2,245,000        | \$493             |
|  <p><b>8</b> ● <b>Active</b> • <i>New, AUC: 2/14/2025</i> <i>MLS ID: 6821285</i></p> <p><b>7175 E Aloe Vera Dr</b></p> <p>This beautiful 2 bedroom, 2 bath home with split floorplan &amp; large living space offers luxurious living in Terravita. This community offers amenities including golf, tennis, pickleball, fitness center, fine dining &amp; a newly renovated clubhouse. There is a full calendar of social activities, group outings/events &amp; live entertainment. Also, a year-round heated pool w/lap lanes, cabanas &amp; spa. The health and wellness center has a full gym w/ state-of-the-art equipment, spa locker rooms, steam rooms and trainers available on-site. The walking paths &amp; natural trails enhance the Az lifestyle. This guard-gated community has it all! Come be a part of the Luxury living in Terravita.</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>   | Single Family | 2/2     | 1,671 sq ft         | 6,360            | 1995       | 2/14/2025  | \$699,000          | \$418             |



## New Listings: 10 (cont.)

|  | Prop Type     | Bed /Ba                                | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|--|---------------------|------------------|------------|-----------|--------------------|-------------------|
|    | 9 ● Active    | *New, Active: 1/1/2025 MLS ID: 6798978 |                     |                  |            |           |                    |                   |
| <b>7979 E Evening Glow Dr</b>  | Single Family | 3/4                                    | 2,734 sq ft         | 13,769           | 2000       | 1/1/2025  | \$1,250,000        | \$457             |
| <p>Serene desert retreat is located on a quiet, large N/S corner lot in guard gated Winfield. Original owners have impeccably maintained &amp; thoughtfully renovated this 3 bedroom 3.5 bath residence &amp; it's a perfect blend of modern luxury &amp; timeless elegance. Upon entry, you're greeted by a spacious open floor plan w/soaring ceilings &amp; abundant natural light. The gourmet kitchen is a chef's dream w/6 burner Wolf cooktop and hood, 2 ovens, warming drawer, wine fridge, large island &amp; quartz counters- perfect for creating memorable meals. The backyard offers expansive travertine patios &amp; an outdoor kitchen/grill- ideal for al fresco dining. Enjoy evenings around the outdoor gas fireplace. The primary suite features wood floors, quartz counters, roll in shower &amp; a custom built-in closet system. The en suite bedrooms offer wood floors and comfort and privacy for guests and family members. Other recent updates include new roof underlayment (2022) and a new water heater. The icing on the cake is a solar system with grandfathered metering! Average APS bill in 2024 was \$8.31 and combined with monthly lease payment of \$104.31 equals incredible electricity savings!! Please see documents tab for complete Features and Updates list. Winfield is located close to shopping, dining and golf courses set amid unique boulder outcroppings with Winfield Mountain as its centerpiece. The community features a 13,000 sq ft clubhouse with workout facility, aerobics/dance room, therapy spa and steam rooms, meeting rooms and a plethora of social clubs. Winfield also offers a robust tennis program with 8 courts (2 clay), dedicated pickleball courts, heated pool, and private hiking trails. Plenty of opportunities to meet and socialize with neighbors!</p> <p style="text-align: right;"><i>Listing Courtesy of Homesmart</i></p> |               |  |                     |                  |            |           |                    |                   |
|    | 10 ● Active   | *New, Active: 2/8/2025 MLS ID: 6817919 |                     |                  |            |           |                    |                   |
| <b>6626 E Oberlin Way</b>  | Single Family | 4/5                                    | 4,312 sq ft         | 34,228           | 2001       | 2/8/2025  | \$2,200,000        | \$510             |
| <p>Luxury living at its finest located in the highly desired and gated community of Saguaro Highlands. This stunning residence seamlessly blends elegance with modern comfort. Step into the grand entry, leading to expansive living spaces adorned with luxury finishes and boasting an abundance of natural light throughout. Desirable split floor plan, single level, game room, entertainment bar, office and each bedroom complete with their own ensuite bath. The sleek glass wall of doors invite you to your own private oasis. The spacious backyard is a true paradise, a rock waterfall flowing into the sparkling pool that invites you to take a refreshing dip on warm Arizona days, sharpen your putting skills on the green, or gather around the fire pit on cool evenings. Please consider Security title. With ample space for outdoor lounging and dining, this backyard is an entertainer's dream. Updated with granite counters, cameras/security system, basketball court, epoxy garage floors, private entrance from primary, temperature controlled wine room, built in dual desks at office, charming gated courtyard, casita with private entrance, custom window treatments and much more.</p> <p style="text-align: right;"><i>Listing Courtesy of Re/max Fine Properties</i></p>  |               |  |                     |                  |            |           |                    |                   |



Pending: 10

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|





**1 Pending** • Pending as of 2/19/2025 *MLS ID: 6806369*

**7487 E Visao Dr**      Single Family      3/3      2,992 sq ft      12,825      1/16/2025      \$1,493,000      2/19/2025      \$499

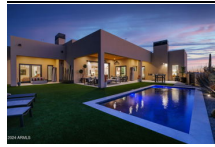
Discover a rare opportunity to own an immaculate home in the prestigious, guard-gated community of Bellasera in North Scottsdale. This residence masterfully combines elegance and modern updates with mountain views, privacy, and resort-style backyard. Whether you're captivated by the idea of living in a fully furnished home (available via a separate bill of sale) or by the stunning indoor and outdoor spaces, this property delivers on every front. The newly remodeled gourmet kitchen is a chef's dream, featuring: quartz countertops, wine fridge and coffee bar/appliance garage, workstation stainless steel sink, 6-burner gas range, SubZero refrigerator, spacious island with a breakfast bar for four and a separate eating area. Open to the living room, this kitchen creates the perfect hub for entertaining. Relax by the gas fireplace, enjoy the game on the large-screen TV, or step outside to your personal oasis. The backyard is designed for relaxation and entertainment. Highlights include: heated pool and spa, Built-in BBQ bar with a fridge, expansive covered patios & filtered light seating areas, lush xeriscaping with stunning views of the natural desert and Lone Mountain. Elegant Floorplan & Spacious Living. New Roof in 2020. This thoughtfully designed home offers: a deluxe primary suite with spa-like features, deluxe custom closets, large seating area and access to the back yard. Two additional bedrooms in a separate wing are ideal for guests or family, with a lovely bathroom to share. All 3 bathrooms have a smart Kohler toilet The central den has glass doors, built-in library shelves, and charming front yard views. The formal dining and living areas feature an electric fireplace and panoramic views of Lone Mountain. Multiple access points to the backyard ensure seamless indoor-outdoor living and entertaining. Unmatched Bellasera Community Amenities provides residents with exclusive access to exceptional amenities: clubhouse with a fitness center and library, social events for a vibrant community lifestyle, Lighted pickleball and tennis courts, Year-round heated community pool and spa and a lighted dog park for your furry friends. Prime North Scottsdale Location! Perfectly positioned near world-class dining, shopping, golf courses, and cultural attractions, this home offers the quintessential Arizona lifestyle with unmatched convenience.

*Listing Courtesy of Realty One Group*

## Pending: 10 (cont.)

|  | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <b>2</b> Pending <i>*Pending as of 2/18/2025</i> <i>MLS ID: 6802265</i><br><b>7500 E Boulders Pkwy, Unit 5</b>  | Single Family | 3/3     | 3,045 sq ft         | 9,347            | 1/9/2025  | \$1,598,000        | 2/18/2025    | \$525             |
| <p>Savor the peaceful desert scenery in this reimagined property nestled in the 5th Green community of The Boulders. Gorgeous light from abundant windows washes the interior, which showcases a neutral palette of organic-contemporary comfort. Each generously-sized bedroom offers its own charm: the owner's suite features an endearing reading nook and two walk-in closets off the spa-like bath. The third bedroom (set up as an office) offers an adjoining bathroom with a shower, accessible for guest use from the hall. Four gas fireplaces add ambiance: in the owner's suite, great room, breakfast nook and private backyard, with views of the iconic boulder outcroppings and nearby mountains. Turn-key, no interior steps with elevated style; the only thing left to do is enjoy this enchanting retreat.</p> <p style="text-align: right;"><i>Listing Courtesy of Retsy</i></p>   |               |         |                     |                  |           |                    |              |                   |
|  <b>3</b> Pending <i>*Pending as of 2/16/2025</i> <i>MLS ID: 6819255</i><br><b>6993 E Soaring Eagle Way</b>  | Single Family | 2/2     | 1,997 sq ft         | 8,050            | 2/11/2025 | \$935,000          | 2/16/2025    | \$468             |
| <p>Perfect second home or Downsizer. Two Bedroom Plus Den, GREATROOM with a premium WALL OF GLASS to bring the fantastic outdoor living in, and it can be purchased TURNKEY! And this IMPECCABLY MAINTAINED home has a NEW ROOF AND HVAC BOTH UNDER WARRANTY! Completely remodeled with timeless Cherry wood cabinets under gorgeous level 6 slab granite tops, and stone floors and baseboards and rustic wood accents. Centered in the heart of the community away from noisy roads but close to the amazing Terravita amenities this Sol model is loved for its lack of hallways and wasted space, soaring coffered ceilings, eat in kitchen and enormous covered patio. (See Floorplan under documents tab) The PRIVATE, QUIET, WINTER BRIGHT, SOUTH exposed backyard is huge and has a large covered patio and tiled patio areas including one centered soothing water feature to relax and entertain in your fantastic outdoor living. Here is a list of some of the extras: Features: New Roof Installed 2021 Still Under Warranty New HVAC Installed 2022 Still Under Warranty New Irrigation System Installed 2017 Water Softening System Water Feature Wall of Glass 18 Inch Stone Floors All Cherry Cabinets with Storage Pullouts Gorgeous Level 6 Slab Granite Tops Stainless Steel Appliances Garage Storage Travertine Baseboards Travertine Shower &amp; Tub Surrounds Frameless Shower Front Guest Room Door Wood Accents Welcome to Terravita - Where Lifestyle is the True Luxury Dear Prospective Homebuyer, If you're considering making Terravita your home, know that you're not just buying a property; you're embracing a lifestyle that's rich, engaging, and brimming with opportunities. Terravita stands as a testament to a community that values experiences, relationships, and personal growth over mere bricks and mortar. Here, the house you buy is simply a gateway to the life you desire. A visit to Terravita's clubhouse and a brief tour of the amenities is essential - it's not just recommended; it's crucial. It is literally what you are buying. If you are just looking for a house, this is likely not the place for you. Dialing 480-488- 3456 can set you on a path to discovering a world where every day is a new adventure. This initial tour is more than just a walkthrough; it's an eye-opener to the vibrant, active lifestyle that awaits you. Many have said that understanding the depth and breadth of Terravita's amenities was a pivotal moment in their decision to join our community. We invite you to take the first step towards discovering if Terravita is the right fit for you. It's not just about finding a home; it's about finding a place where you can live your life to the fullest. The lifestyle you've dreamed of is here, waiting for you to embrace it. Remember, exploring Terravita starts with a tour of our clubhouse and amenities. Make that choice today and open the door to a world where life is rich, full, and wonderfully yours. Terravita is a guard gated 823 acre planned community which consists of many amenities including an 18 hole championship golf course, a 39,000 square foot newly remodeled clubhouse facility with 2 dining areas, a heated Olympic pool with easy beach front entrance and hot tub, 6 tennis courts and a full-time tennis pro, a 13,000 square foot health and fitness center, community-wide 6 mile long walking and jogging trails, and extensive event calendar with fun-filled events for the dozens of social organizations. Terravita Golf and Country Club has been voted Best Master Planned Community and Best Private Golf Club numerous times by Ranking Arizona. Terravita was created by Del Webb and was their first non-age restricted community. Terravita golf course was created by PGA Hall of Fame member Billy Casper and designer Greg Nash. Terravita golf amenities include a pro shop, a large driving range, and four separate areas to practice chipping and putting.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Arizona Realty</i></p> |               |         |                     |                  |           |                    |              |                   |

Pending: 10 (cont.)



|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
| 4  Pending                                      |               |         |                     |                  |           |                    |              |                   |
| <i>*Pending as of 2/17/2025 MLS ID: 6791065</i> |               |         |                     |                  |           |                    |              |                   |
| <b>8300 E Dixileta Dr, Unit 279</b>             | Single Family | 5/6     | 4,388 sq ft         | 45,543           | 12/5/2024 | \$3,150,000        | 2/17/2025    | \$718             |

Desert Modern. Cool. Organic. Tranquil. Meet our newest property for sale, a stunning 2020 luxury custom home on a quiet cul-de-sac in guard gated Sincuidados. It's a perfect expression of desert living, exuding quality, exceptional finishes & an indoor-outdoor living lifestyle with mountain views & lush desert surroundings. Wide plank white oak graces the entire home, bringing together furniture grade white cabinetry, custom quartz, black steel windows & doors and highlighting natural wood treatments. The result is pure harmony. A long, private paver drive reveals a beautifully set back property with clean architectural lines. The understated entryway opens to the true WOW factor, a blend of natural & modern elements creating a warm, welcoming palette. The great room features a dramatic fireplace wall designed & installed by well known designer Paul Rene. Vertical space in the living areas offers so much openness, a perfect canvas for the numerous custom light fixtures throughout the home. A 30' telescoping door to the back yard creates a seamless transition to what awaits outside. Exceptional Wolf/Subzero gourmet kitchen is open to the great room making it perfect for entertaining. Center stage is the elegant quartz waterfall island with ample seating, and adjacent dining space with built-in buffet & custom wall covering. A 750-bottle temperature controlled wine cellar completes the living areas. The split primary retreat is enchanting with its own custom fireplace, views from every window & a luxurious spa bath with two generously sized custom closets. Three elegantly appointed guest suites - one with its own private entrance - complete the bedrooms. A charming half-bath with custom wall coverings doubles as a pool bath. The fourth guest suite is set as a luxurious office off the foyer has both a glass & a barn door along with a private bath & closet, allowing this to be a fifth bedroom if desired. Extra utility spaces include a large laundry center & storage zone by the garages which are both temperature controlled with split systems. A brand new solar system has been installed, adding to the already robust energy efficiency of this home. The outside living space offers extreme privacy and serene surroundings, and a soothing mountain backdrop with the glow of our Scottsdale sunsets completes this incredible setting. Enjoy dining al fresco on the gorgeous covered patio with tongue & groove ceiling, or relax by the pool and barbecue with friends. Refreshing pool & spa, built in grilling area, view fencing and synthetic grass require little maintenance, perfect for second home owners. Residents enjoy guard gated security, large lots and a perfect location in Scottsdale, celebrating the rich history of Sincuidados and the epitome of desert living. Welcome Home! \*\*A complete list of features, owner upgrades & floor plan may be found in the "Documents" tab.\*\*

*Listing Courtesy of The Noble Agency*

## Pending: 10 (cont.)

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|



**5** Pending *\*Pending as of 2/16/2025* *MLS ID: 6811557*

**33974 N 66th Way**      Single Family      2/3      2,475 sq ft      12,180      1/27/2025      \$1,449,000      2/16/2025      \$585

This home is the gold standard for upkeep—perfectly cared for by the original owners, it's easily one of the most well-maintained properties you'll ever see. When they purchased the home they improved Terreas model, Terravita's best DUAL ENSUITE BEDROOM, GREAT ROOM floor plan by adding a FULL 3 CAR GARAGE and maximizing extra storage space and then placed it on an oversized pie-shaped, cul de sac lot that backs to acres of untouched natural preserve. In Terravita Location is key, and this HUGE, quiet, private cul de sac lot is dead in the center of the community, away from any roads and just steps from the clubhouse and amenities and has both mountain and Boulder views. The home's interior is finished with large-format tiles, slab granite counters, and maple cabinets packed with space-saving pullouts, all complemented by stainless steel appliances all meticulously maintained. Oversized windows and additional glass doors seamlessly connect the indoor living space to the outdoor resort-style setting. THE ROOF AND HVAC HAVE BEEN REPLACED! Be sure to check out the virtual tour for more photos, but this is a home you truly have to see to appreciate. Property Highlights: 12,000 sq ft lot at end of a quiet cul-de-sac Back yard faces NAOS with exceptional privacy 2,475 sq ft Terreas model Full-size three-stall garage with utility sink Garage service door to rear yard Expanded rear porch Two master suites Ceiling insulated to R-58 Exterior walls insulated to R-51 Roof redesigned and replaced by Tim Kline Roofing Updated HVAC units (2) No HVAC equipment in attic areas - duct work only Whole house water filtration system including hard water eliminator New water heater with hot water recirculation pump Gas hookups for kitchen range and laundry room dryer Home originally wired for security system Welcome to Terravita - Where Lifestyle is the True Luxury Dear Prospective Homebuyer, If you're considering making Terravita your home, know that you're not just buying a property; you're embracing a lifestyle that's rich, engaging, and brimming with opportunities. Terravita stands as a testament to a community that values experiences, relationships, and personal growth over mere bricks and mortar. Here, the house you buy is simply a gateway to the life you desire. A visit to Terravita's clubhouse and a brief tour of the amenities is essential - it's not just recommended; it's crucial. It is literally what you are buying. If you are just looking for a house, this is likely not the place for you. Dialing 480-488- 3456 can set you on a path to discovering a world where every day is a new adventure. This initial tour is more than just a walkthrough; it's an eye-opener to the vibrant, active lifestyle that awaits you. Many have said that understanding the depth and breadth of Terravita's amenities was a pivotal moment in their decision to join our community. We invite you to take the first step towards discovering if Terravita is the right fit for you. It's not just about finding a home; it's about finding a place where you can live your life to the fullest. The lifestyle you've dreamed of is here, waiting for you to embrace it. Remember, exploring Terravita starts with a tour of our clubhouse and amenities. Make that choice today and open the door to a world where life is rich, full, and wonderfully yours. Terravita is a guard gated 823 acre planned community which consists of many amenities including an 18 hole championship golf course, a 39,000 square foot newly remodeled clubhouse facility with 2 dining areas, a heated Olympic pool with easy beach front entrance and hot tub, 6 tennis courts and a full-time tennis pro, a 13,000 square foot health and fitness center, community-wide 6 mile long walking and jogging trails, and extensive event calendar with fun-filled events for the dozens of social organizations. Terravita Golf and Country Club has been voted Best Master Planned Community and Best Private Golf Club numerous times by Ranking Arizona. Terravita was created by Del Webb and was their first non-age restricted community. Terravita golf course was created by PGA Hall of Fame member Billy Casper and designer Greg Nash. Terravita golf amenities include a pro shop, a large driving range, and four separate areas to practice chipping and putting.

*Listing Courtesy of Keller Williams Arizona Realty*



**6** Pending *\*Pending as of 2/14/2025* *MLS ID: 6818405*





**8496 E Homestead Cir**      Single Family      4/6      6,184 sq ft      48,990      2/10/2025      \$2,800,000      2/14/2025      \$453

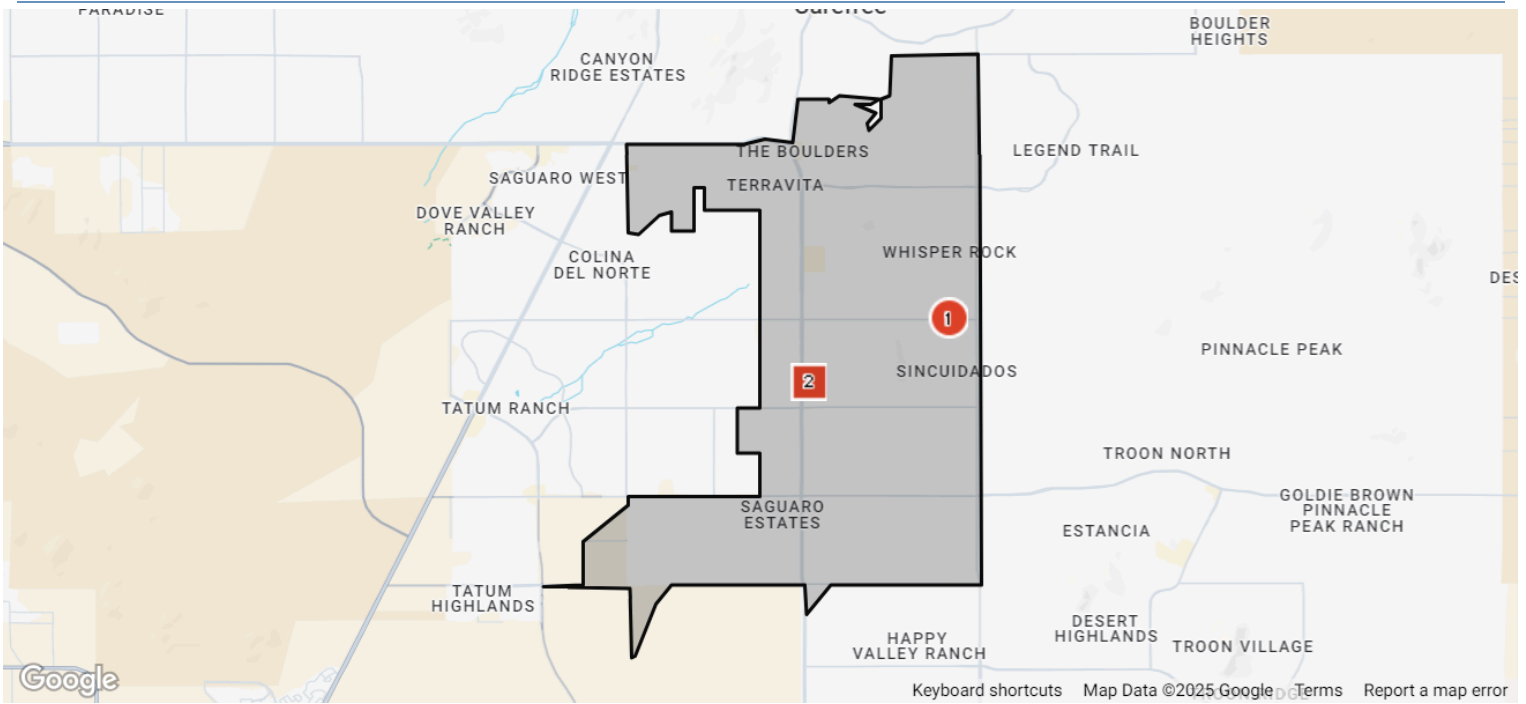
This custom home in the guard-gated community of Whisper Rock Estates offers stunning Spanish architecture and an open floor plan designed for both luxury and functionality. Situated on a north-facing 1.1 acre lot, the property provides breathtaking views and ultimate privacy. The lavish primary suite features a cozy sitting room with fireplace, an exercise room, and a spacious walk-in closet. The home includes three beautifully appointed guest suites, a game room for entertainment, dedicated office with access to the front patio, wet bar with wine storage and expansive covered patios for seamless indoor-outdoor living. The oversized 4-car garage offers ample storage space and room for vehicles. Perfectly suited for those seeking a blend of elegance, privacy, and sophisticated living.

*Listing Courtesy of Russ Lyon Sotheby's International Realty*





## Pending: 10 (cont.)

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p><b>7 Pending</b> • Pending as of 2/14/2025 <i>MLS ID: 6809976</i></p> <p><b>7347 E Milton Dr</b></p> <p>Single Family    4/4    3,068 sq ft    36,429    1/23/2025    \$1,195,000    2/14/2025    \$390</p> <p>Sophisticated, contemporary custom home on ¼ acre. Beautifully updated with an open floor plan. Sleek Italian porcelain tile flooring throughout. Gated community with low HOAs. Three bdrm + office (possible 4th bdrm)/2.5 bath house, 2,830 square feet, plus casita with bathroom, 238 SF=3,068 SF total. Chef's kitchen with island, Bosch appliances and custom pantry/appliance garage. Both counter and island seating in kitchen. Expansive primary suite with gorgeous recently remodeled bathroom and custom closet. Swim spa/hot tub. New a/c and heat.</p> <p><i>Listing Courtesy of Brian Amada Realty</i></p>  |           |         |                     |                  |           |                    |              |                   |
|  <p><b>8 Pending</b> • Pending as of 1/28/2025 <i>MLS ID: 6811685</i></p> <p><b>7474 E Red Bird Rd</b></p> <p>Single Family    4/3    2,830 sq ft    36,478    1/28/2025    \$1,299,999    1/28/2025    \$459</p> <p>—</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>  |           |         |                     |                  |           |                    |              |                   |
|  <p><b>9 Pending</b> • Pending as of 2/12/2025 <i>MLS ID: 6756730</i></p> <p><b>6996 E Mighty Saguaro Way</b></p> <p>Single Family    3/3    2,360 sq ft    8,262    9/13/2024    \$950,000    2/12/2025    \$403</p> <p>Discover the beauty of this 2,360 sq. ft. Stella model in the prestigious guard-gated community of Terravita in Scottsdale. This single-level home offers a spacious and thoughtfully designed layout, perfect for easy living and entertaining. The large windows fill the home with lots of natural light and great view of the backyard oasis. Kitchen includes updated appliances with just enough space to entertain. Some of the updates: Primary and 2nd bathroom have been beautifully updated, Newer roof, pool resurfacing, pool pump and remote shades on some windows. Residents of Terravita enjoy access to top-tier amenities, including a world-class golf course, tennis courts, Pickleball, fitness center, community pool, and scenic walking trails. Don't miss the chance to own this exceptional home in one of Scottsdale's most desirable communities!</p> <p><i>Listing Courtesy of Re/max Fine Properties</i></p> |           |         |                     |                  |           |                    |              |                   |
|  <p><b>10 Pending</b> • Pending as of 2/8/2025 <i>MLS ID: 6802863</i></p> <p><b>27448 N 75th Way</b></p> <p>Single Family    4/3    3,274 sq ft    21,174    1/10/2025    \$1,750,000    2/8/2025    \$535</p> <p>Welcome to this stunning 4-bedroom, 2.5-bathroom home, a perfect blend of modern luxury and serene living. Nestled on a private .48 -acre lot with mountain views, this home offers a spacious 3-car garage, a sparkling pool, and a lush backyard oasis, ideal for hosting gatherings or enjoying peaceful evenings. The crown jewel is a rooftop deck where you can take in breathtaking city views and stunning sunsets. Inside, the open-concept layout features high-end finishes, soaring ceilings, and abundant natural light. The luxurious owner's suite is a true retreat, boasting a spa-like ensuite with his-and-hers vanities and a custom walk-in closet with separate sides for ultimate organization. This home offers the perfect balance of style, comfort, and functionality in the coveted 85266 area.</p> <p><i>Listing Courtesy of Exp Realty</i></p>   |           |         |                     |                  |           |                    |              |                   |



Distressed: 2

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Price | List Date | Distressed Date | Status |
|--|-----------|---------|---------------------|------------------|------------|-----------|-----------------|--------|
|  <p><b>1</b> ● <b>Active</b> • <i>Not Applicable / Not Disclosed, Active: 9/7/2024</i> <i>MLS ID: 6754414</i></p> <p><b>30600 N Pima Rd, Unit 58</b></p> <p>Single Family    4/4    4,595 sq ft    58,026    \$1,998,000    9/7/2024    1/29/2025    Not Applicable / Not Disclosed</p> <p>SELLER FINANCING AVAILABLE conditional upon lender approval! Immerse yourself in desert tranquility at this Luxurious desert estate on over an acre lot. Bright &amp; open SPLIT floorplan w/2nd master creates seamless flow between the living, dining &amp; kitchen spaces, creating the perfect ambiance to relax or entertain guests. Gorgeous Chef's kitchen features pro-grade stainless appliances, quartz counters, ample cabinetry, walk in pantry, built in dining &amp; gorgeous large island w/seating. Elegant primary suite features spa-like bath w/designer finishes &amp; private patio w/fireplace creating a tranquil escape. Enjoy the beautiful outdoors in one of the many exterior seating areas, or by the sparkling pool w/ fireplace for those chilly desert nights.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p> |           |         |                     |                  |            |           |                 |        |
|  <p><b>2</b> ■ <b>Off Market</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i></p> <p><b>29914 N 72nd PI</b></p> <p>Single Family    -/5    4,276 sq ft    35,717    -    1/15/2025    Notice of Trustee Sale</p>   |           |         |                     |                  |            |           |                 |        |



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