



Frankly Speaking THREE PREMIER HOMES AT DESERT HIGHLANDS

written by David M. Brown

For almost four decades, the luxury golf community of Desert Highlands has garnered praise for its site-sensitive homes and high-quality amenities. “Distinguished,” “Elite,” say home and golf magazines, “Unbeatable,” says one resident.

Centering on landmark 3,100-foot-high Pinnacle Peak, the 850-acre guard-gated community in north Scottsdale features an 18-hole par-72 championship course (Jack Nicklaus’ first Signature design and site of the first Skins Game in 1983); a challenging Gary Panks’ 18-hole putting course; a recently remodeled 30,000-square-foot Southwestern-style clubhouse; and 535 luxury custom homes.

Three of those are highlighted here, offered by the high-performing Private Client Group, Russ Lyon | Sotheby’s International Realty, Scottsdale, led by Frank Aazami, Realtor.

“Desert Highlands is a highly sought-after community, not just for its outstanding golf experience but for our incredible

range of amenities and services and a lifestyle that is unparalleled even in our area of great desert communities,” says Joan Sykora, director of relations and sales.

In addition, residents and their guests can play 13 tennis courts on grass, clay and hard surfaces, stay in shape in the 7,700-square-foot fitness center, swim at the community pool, walk their dogs at a dedicated park and take part in regular “yappy hours.” A catch-and-release fish pond is also popular. Children can attend Cave Creek Unified District schools or area charters.

“Our homeowners and their guests have complete peace of mind with our 24/7 guarded and gated entrance and roaming security patrol, and we’re adjacent to the McDowell Mountain Preserve for superlative outdoor recreation,” she adds.

“Desert Highlands is close to the best shopping and restaurants North Scottsdale has to offer and is a short jaunt to Carefree



10040 Happy Valley Road 304 Scottsdale | Desert Highlands

and Cave Creek with their festivals and restaurants,” Aazami notes. “And, the Loop 101 is nearby to easily access other Valley locations and state highways.”

The vision of celebrated developer Lyle Anderson, Desert Highlands has no telephone lines, no rooftop HVAC units and lush desert-only front yards. After moving from Seattle to Scottsdale in 1975, he wanted to acquire property on the south face of Pinnacle Peak. “I found it to be enchanting,” he wrote in Desert Highlands 25th-anniversary book.

“By 1980, I was ready to develop what I envisioned to be the finest community in the Southwest, where residents would make friendships, renew old acquaintances, enjoy time with their families or in peaceful solitude, host visitors and parties, celebrate milestone events and create a lifetime of memories. Desert Highlands has been a terrific life’s journey for me — better than I ever could have imagined.”

Fully Remodeled Two-Level, Price-Point Perfect: #456

This fully remodeled 4,200-square-foot Rustic Modern home on a half-acre combines cul-de-sac privacy with unobstructed mountain and city-lights views, a pool and waterfall, heated spa and direct connection to the community sidewalk accessing the tennis courts.

Perfect for a family or couple who loves to entertain, the four-bedroom-plus-office two-level includes theater and game rooms, gourmet kitchen and a sunset deck offering views

for miles and great astronomical viewing.

Off the deck on the second level is the master bathroom, with a separate shower and tub, double sinks, a private toilet room and bidet. Another master is downstairs with a walk-in closet and a sitting room. The home has a three-car garage.

Other features include three fireplaces: in the living room, master bedroom and on the rear patio. Niches have appropriate lighting to showcase your artwork. Energy features include dual-pane windows and multi-zone cooling and heating.

Emphasizing the indoor/outdoor Arizona lifestyle, the spacious and functional floor plan is a superlative living environment with meticulous attention to details.

The owners, who are downsizing in Desert Highlands, took about four of their six years in the home remodeling it to the highest level. The wife is an interior design consultant and coordinated much of the work, including the custom kitchen cabinetry, countertops and stairwell wrought-iron railings, which dramatically lead to a cozy landing.

Other updates include a new foam roof, updated wiring, AC/heat pump, a pool resurface/equipment, LED lighting, a high-capacity tankless water heater, flooring, high-end appliances and outdoor pavers. All seven bathrooms were updated about a year ago. No changes were made to the exterior, which remains in spirit with the neighborhood and High Sonoran Desert.



10040 E. Happy Valley Road 601 Scottsdale | Desert Highlands

"I sit here every night and enjoy the mountain, the water, and the sunsets are spectacular with different colors against the mountain, changing all the time," the husband says, noting that the temperature at Desert Highlands is about four or five degrees cooler than that in lower Valley areas. "It's a great community to live."

"This home is the perfect size, and the transitional design allows you to put your furniture in place and begin your Desert Highlands experience immediately," says Tanya Hoffman, Realtor®, a Private Client Group associate who is co-brokering.

This home, he says, "is timeless, move-in ready and fabulously priced."

It's offered at \$1,650,000.

A Home as Art, Home-Selling as an Art Form: #601

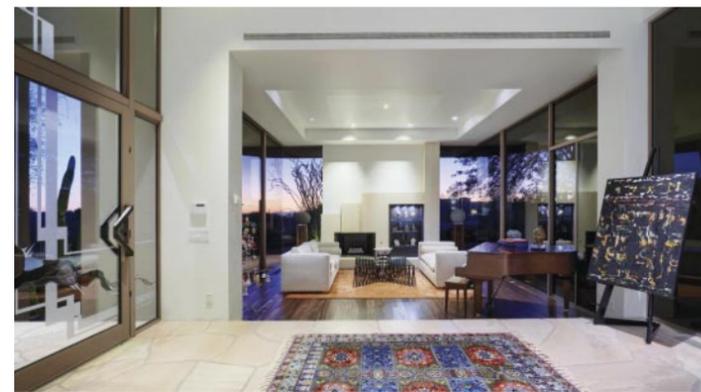
"Home as Art" aptly describes this superb Contemporary/Transitional home: "A prestigious home in a prestigious community!" Aazami says.

Sited on one of the largest Desert Highlands lots at an acre-plus, the 6,564-square-foot custom is next to the 11th fairway with unobstructed views of Pinnacle Peak Mountain indoors and out.

Built in 1994, the four-bedroom, six-bathroom two-level has distinguishing radiused design features inside and out as well as extensive dual-pane glass for those great high desert views the community is known for. Natural light illuminates the massive entertainment area. A three-car garage is attached.

Residents in the home since 2006, the owners invested about \$1 million in upgrades during the past few years. This includes a gourmet eat-in kitchen remodel with features such as Miele appliances, gas cooktop, double ovens and a large Sub-Zero wine refrigerator. The area includes a walk-in pantry, breakfast bar and separate breakfast room.

A buffer of mature desert landscaping separates the home from the golf course. The private resort-style backyard has a pool/heated spa, large covered patio, built-in barbecue, a shuffleboard court and a view deck.



One ensuite bedroom/office is upstairs with views of city lights. This master has a walk-in closet, separate shower and jetted tub, double sinks and a private toilet room. A second view deck on the upper level is accessed from inside the home.

An additional master downstairs also has a walk-in closet and a sitting room. Another office is also downstairs as well as a library and exercise room.

Other features include skylights, two gas fireplaces, a central vacuum, and 36-inch-wide hallways for accessibility. Green assets are a load controller and multi-zone HVAC.

"This home was on the market for about a year with another agency, and the Private Client Group was able to seal the deal with a few weeks on the market plus multiple interests behind it," Aazami says. His 14 associates, including Hoffman, work from key areas throughout the state and network with Russ Lyon | Sotheby's agents in 90 markets worldwide.

"In fact, we closed escrow on 601," he adds. "A list of top real estate professionals in other markets across the globe within our Private Client Group Team can be found on our PCGSIR.com website. You can also find a video clip of each one of us and all of our inventory there."

"We believe our home and lots can all have a voice that needs to be broadcasted in a meaningful way; our investment in creating these home-video stories has gained our sellers

both time and money," he adds. "We welcome learning about and broadcasting your home's story."

Making the entire process comfortable and successful is customer service at the highest echelon: "We are efficient, we build quality relationships, we produce results."

Re-Engineered, Renovated, Remarkable: #304

Following a to-the-studs renovation, this 5,600-square foot Modern Mediterranean includes a stand-alone 500-square-foot casita on three-quarters of an acre.

Enjoy golf course, city lights, mountain and sunset views as the single-level five-bedroom, five-bathroom home is located on the 5th fairway. The resort-style backyard, with new landscaping and pavers, centers on a completed updated 40,000-gallon custom swimming pool and heated spa. A split master retreat with an adjacent home office is secluded from the secondary bedrooms on the other side of the home.

Aazami explains that Desert Highlands does not charge qualified investors an upfront membership fee for purchasing a home in the community with the intention of upgrading/renovating and reselling. Instead, following sale to the eventual resident, the deferred fee is paid.

"This original Desert Highlands home has not just been remodeled; it has been re-engineered," Hoffman says. "It's cozy but spacious. It's ready for new owners."



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The remodel begins at the entry, where a new metal and glass door delivers more street appeal and a clear view through the formal living area to the backyard, says Lolly Mackenzie, owner of reThink Interiors, the Scottsdale-based design firm for the renovation and sales staging. The company worked with consultant Deidre Turley for the timeless, chic, warm design.

Dated features were removed. The floor-to-ceiling windows have been opened up by removing the heavy shutters to celebrate the back yard. The wall between kitchen, dining and great room was eliminated to create a long site line to the new concrete precast fireplace in the great room. And, all but two steps have been eliminated throughout the home, which originally had a sunken great room and master bedroom.

The kitchen, bar, laundry and all baths received new tile, cabinetry and top-of-the-line plumbing and commercial-grade appliances from vendors such as Sub-Zero Wolf. European oak floors have been placed throughout the home. The bar area, with a new marble countertop, includes a wine wall – a focal point for an entertainer and wine lover.

Also new are wiring, moisture and water sealings, foam

and cellulose insulation, metal multi-pane windows; clay tile roof and underlayment, A/C units, water heaters and garage doors. New interior details include raised-panel wood doors, self-closing hardwood cabinetry and premier plumbing fixtures.

The master bedroom has a separate shower, jetted tub, double sinks, a toilet room, and the junior master a separate exit, a walk-in closet and sitting room. The guesthouse was redesigned for better privacy, and a luxurious private bath added. A door for better pool access and a private grill area are also new.

“The entire home has been extensively and dramatically remodeled with the highest quality finishes to meet Desert Highlands community standards,” Mackenzie says. “We are very proud of the outcome.”

The newest addition to Desert Highlands, this home is offered at \$2.75 million. For more about the community, see deserthighlandsscottsdale.com. To inquire about these properties or others, email Frank Aazami, frank@pcgagents.com, or phone/text, 480.266.0240, and Tanya Hoffman, 480.287.5200, tanya.hoffman@russlyon.com.



2006 Ford GT- Tungsten gray metallic over ebony leather. supercharged 5.4 liter V8, 6-speed manual trans, 4,425 miles, all 4 factory options, silver stripes, McIntosh audio, BBS wheels, tungsten painted calipers, all keys, books, original window sticker. Scottsdale Sport & Classic Motorcars Indoor Showroom (480) 596-1611 www.scottsdalesport.com



2020 Shelby Super Snake Mustang- Shadow black over two-tone leather. 825+ hp Whipple supercharged V8, 6-speed manual trans with short-throw shifter, Borla exhaust, performance track handling suspension, Brembo brakes, 20 inch forged aluminum wheels, carbon fiber options. Peoria Ford (623) 239-3722



2015 Ford Mustang GT Roush- Gray metallic over black interior, Roush upgrades including supercharged 5.0 liter V8, 6-speed automatic trans, 50,534 miles, audio package, custom TSW wheel package. call for complete details. \$29,900 Stock #TSC-24739 The Collection of Scottsdale (480) 542-5030



2006 Ford Mustang Saleen S281 Convertible- Satin silver metallic over charcoal leather, supercharged 4.6 liter V8, 6-speed manual trans, super low 7,402 miles, Shaker premium audio, premium chrome wheels, power black soft top, excellent condition. \$43,000 Stock #222907 Luxury Auto Collection (480) 405-8265



2005 Ford Mustang GT Saleen 281- Windveil blue clearcoat metallic over light graphite leather. 7,341 miles, shaker premium audio, premium chrome 20 inch saleen wheels, car is in excellent condition, call for complete details. \$22,000 Stock #14823 Certified Benz & Beemer (844) 568-1362



1995 Ford Mustang Cobra SVT Convertible- One of only 499 of the 1,003 droptops built leaving the factory with the optional hardtop, 9,800 actual miles, this one-owner and very rare Cobra Hardtop Convertible shows a clean CAREFAX history from new. Includes Hardtop Carrier and Cover Kit Instruction sheet. \$24,900 Barrett-Jackson Collection Showroom (480) 306-8210



1995 Ford Mustang Cobra SVT- One of the lowest-mileage Cobras in existence showing just 105 actual miles, Preferred Equipment pkg, framed copy of dealer invoice and Window Sticker, manuals, books, copy of original purchase contract, title, and two binders summarizing all the provenance from new will all be given to the next owner. \$49,900 Barrett-Jackson Collection Showroom (480) 306-8210



1985 Ford Mustang SVO- All SVOs built after April 1985 were designated as “mid-year” and came with factory modifications to the engine. A scant 439 of 1,515 ’85 SVOs were produced mid-year, which made this the rarest of the breed and the most sought-after. All-original and unmodified, showing just over 23,000 actual miles. \$24,900 Barrett-Jackson Collection Showroom (480) 306-8210