PARADISE VALLEY MARKET UPDATE

Vol. 19 | Issue 1

Presented by The Grigg's Group

The Grigg's Group

REALTY EXECUTIVES

Dear PV Homeowner...

Welcome to the spring issue of the Paradise Valley Market Update!

Spring has always been one of my favorite times of the year. Between the absolutely gorgeous weather to all of the activities going on around the Valley – there is no shortage of reasons to love springtime in Arizona.

Springtime is historically peak season for real estate in Arizona. Each spring we are always busy helping people all over buy and sell their properties. With every transaction we are a part of, we can't help but be reminded how grateful we are to work in this industry. Not only do we enjoy working with past clients again, but we also enjoy meeting new clients and experiencing the excitement of buying or selling a home through their eyes.

We are passionate about Arizona real estate, especially in Paradise Valley. Many of our team members call PV home and are proud to share all of the reasons they love this desert town. We are Paradise Valley experts, we completely understand this unique market and are known for receiving top dollar in the shortest amount of days on the market.

Whether you are selling your home, looking for your dream home or encouraging friends and family to become your neighbor, we would be honored to represent you and be your first call for all of your real estate needs.

Your Paradise Valley Realtor®,

Scott Grigg

The Grigg's Group
Realty Executives | #1 Luxury Team
480.540.5479

Your Arizona Luxury Home Specialists

REALTRENDS | SPONSORED BY ADWERX
AMERICA'S BEST REAL ESTATE PROFESSIONALS

REALTY EXECUTIVES
Recognizing Our TOP-SELLING RESIDENTIAL REAL ESTATE AGENTS as ranked by the Phoenix Business Journal, Top 27*

Scott and The Grigg's Group have once again been named to the 2018 REAL Trends America's Best Real Estate Professionals and Phoenix Business Journal's 2018 Book of Lists for Top Residential Real Estate Agents for the seventh year in a row!

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Joel Chacko
480.474.7351

Paradise Valley New Home Communities

THE VILLAGE AT MOUNTAIN SHADOWS – ONLY 6 LOTS LEFT! CALL NOW

Situated in one of the best locations in Paradise Valley, we refer to this as Arizona Oceanfront, nestled between Camelback and Mummy Mountains. 24/7 guard gated, community pool/spa, park, and more. As a resident you get use of all the New Mountain Shadows Resort amenities including pools, fitness center, and golf. This is truly lock and leave with premier resort living. **Prices starting at $1,950,000.**

Custom designed home options from scratch are available. Options to combine multiple lots are available. All remaining opportunities have fantastic views.

Located on the Southeast Corner of 56th and Lincoln.
We have 1 model and move-in ready homes for viewing
Open Daily 11 to 5pm.

THE VILLAGE AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

Custom Floor Plans to Choose From

CAMELBACK
4,284 SF
SOLD OUT
Starting at
$2,925,000

CAMELVIEW
3,967 SF
Starting at
$2,595,000

ECHO
4,395 SF
SOLD OUT
Starting at
$2,695,000

PARADISE
3,377 SF
Starting at
$2,395,000

SUMMIT
4,874 SF
Starting at
$2,850,000

CAMELBACK CUSTOM
2,953 SF
Starting at
$2,925,000

CHOLLA
3,523 SF
Starting at
$2,450,000

MOUNTAIN SHADOW
2,937 SF
Starting at
$2,150,000

PRAYING MONK
2,625 SF
Starting at
$1,950,000

SUMMIT CUSTOM
2,797 SF
Starting at
$2,099,999

Note: Availability, prices, products and specifications are subject to change without notice. All square footages are estimates. Room dimensions are approximate and may vary.

Recent Solds:

Quick Move-Ins Available:

Paradise Valley New Home Communities

CHOLLA HEIGHTS

Situated on the northeast slope of Camelback Mountain, this very exclusive collection of just seven hillside lots offers panoramic views of North Scottsdale stretching to Four Peaks and the McDowell Mountains. The home sites, ranging in size from 1.3 to 5 acres, each offer a different vantage point of these truly expansive and impressive views. A beautiful, newly-installed electronic gate access will provide privacy and security for residents of Cholla Heights. Take advantage of this rare opportunity to realize the vision of your hillside estate home in this incomparable setting. Prices for the lots start at $1,250,000. 4 of the 7 available home sites are already sold!

Cholla Heights | Lot 7 (SPEC Home) | $5,995,000

4 bed | 5 bath | 6-car garage | 5,480 SF

Patio on both sides of upper level, separate his and her closets, private entrance to master from downstairs, negative edge pool and spa, auto court with guest parking, incredible views!

COMING SOON!

IRONWOOD GOLF VILLAS

- Eight Lots
- Option to add basements to all homes
- Gated Community
- Cullum Homes exclusive builder
- Camelback Mountain Views
- Camelback Country Club Views
- Lots averaging half an acre

Contingent on Subdivision Report being Received

Fidelity National Title Agency

...a Tradition of Trust

Office: 480.214.4500
@FidelityPhoenix

www.FNTArizona.com
#FidelityPhoenix

Paradise Valley New Home Communities

PARADISE RESERVE – ONLY 5 LOTS LEFT!

6550 N 39th Way | $2,295,000

3 bed, 4 bath main house + 1 bed, 1 bath guest casita | 4,118 SF | 3-car garage, gaming lounge, guard-gated community

The newest in Cullum Homes distinctive collection of "Village" luxury lock-and-leave lifestyle residences is ready to tee off at the exclusive Desert Mountain community in Scottsdale, Arizona. Reflective of the custom design, high level of finish and attention to detail experienced in our luxurious Village communities, our residences at Seven Desert Mountain will range from 3300 to 6345 square feet. Both single and two level homes will be offered, as well as the option to add a "19th Hole" basement entertainment zone complete with indoor golf simulator, glass-enclosed collector car showroom, theater, wet bar and other amenities.

Seven™ DESERT MOUNTAIN

Homeowners at Seven Desert Mountain will become either a lifestyle or equity golf member at Desert Mountain (subject to Desert Mountain membership approval), gaining access to its world-class amenities including the newly renovated Sonoran Spa and Fitness Center, tennis complex, miles of private hiking and biking trails, six additional par 72 private championship golf courses, luxurious clubhouses and restaurants.

The No. 7 golf course at Desert Mountain will be one of only two private par 54-rated courses in the United States, a significant distinction that is expected to attract a great deal of interest among golfers of all ages and ability levels.

Contact Scott today at 480.540.5479 for your private tour, or visit our website at www.ArizonaFineProperty.com for more information.

MODEL	LIVABLE SQUARE FOOTAGES	PRICING STARTING AT
Acacia	3304 SF	$1,995,000
Mesquite	3425 SF	$2,063,000
Desert Willow	3489 SF	$2,090,000
Palo Verde	4228 SF	$2,375,000

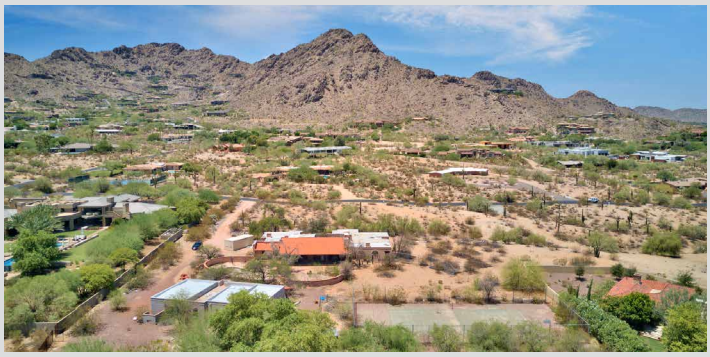
*Basement and second story options available. 3-car and 4-car garage and car bar options available on certain lots. Detached casita option available on certain lots. Contact your sales representative for more information. Subject to change without notice. Sales contingent on Subdivision Report being received.

Paradise Valley Featured Homes

6022 N 59th Pl

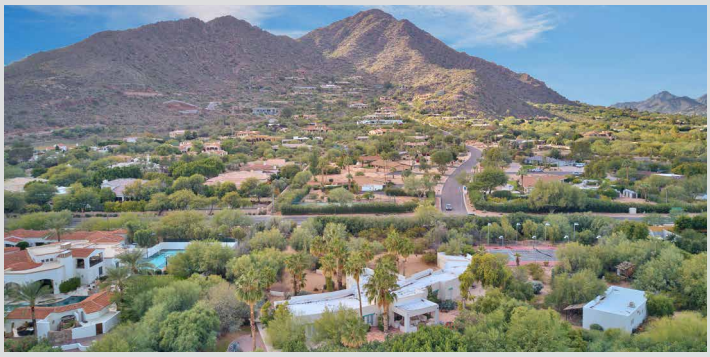
Offered at $5,995,000

Brand new custom home to be built by Cullum Homes. Spaciously laid out 6,394 SF floor plan. 6 bedrooms, 5 full bathrooms and 2 powder baths. Intricately designed to take advantage of the site's location, with each room providing head to tail views of Camelback Mountain. Separate formal living, dining and family areas. Spacious kitchen area with all top-of-the-line stainless steel appliances. Full entertaining wet bar. Owners suite takes up the entire side of the home. Two bedroom guest house with living area and full kitchenette. State of the art upgrades and technology wonders are just a few of the great features this home has to offer. Olympic-size swimming pool. Two separate driveways, providing plenty of parking for guests. Lush trees surrounding the property to provide plenty of privacy to your new luxurious compound.



7525 N Ironwood Dr | Offered at $2,400,000

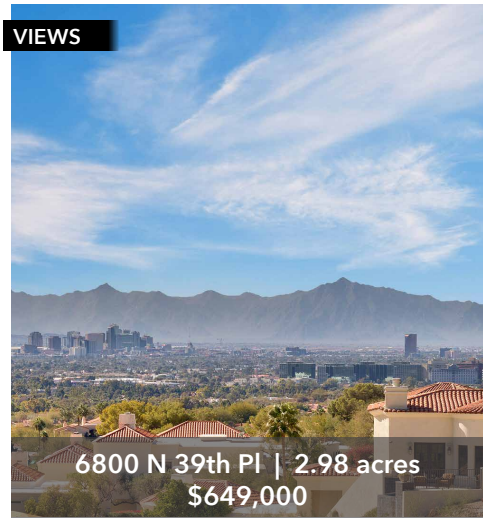
- 2.61 total acres
- Can be split into two lots and sold separately at a different price
- Great Mountain Views and City Light Views
- Plans available for build to suit

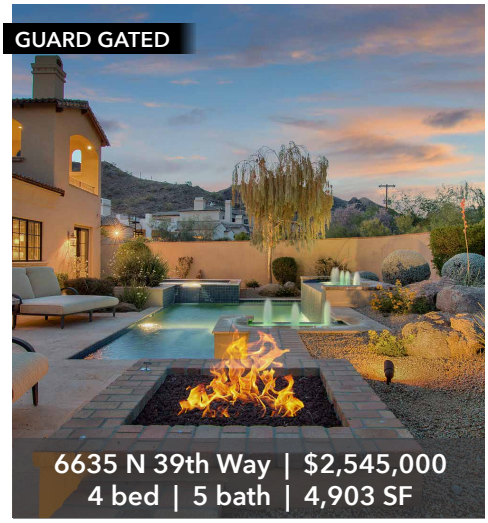


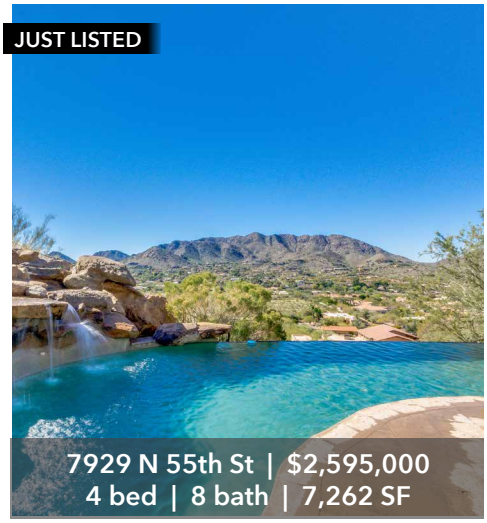
5307 N Invergordon Rd | Offered at $1,200,000

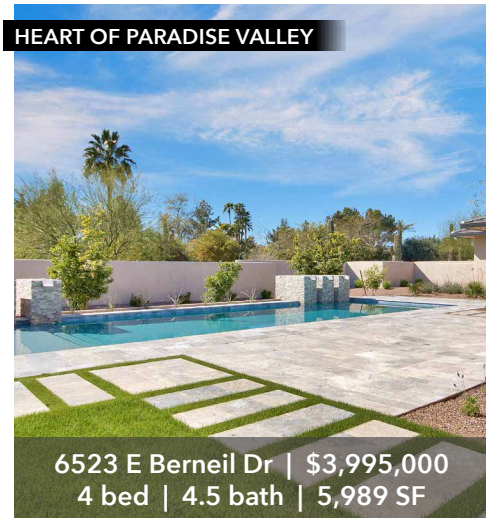
- 1.12 total acres
- Great Camelback Mountain Views
- Plans available for build to suit

Paradise Valley Featured Homes









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New Home Development Sales, Builder Services, Resale, Investments & Land

As seen on: Bravo, HGTV, FOX

REALTY EXECUTIVES #1 LUXURY TEAM

We service the entire Valley and surrounding areas with superior service, friendly knowledgeable agents, and quality you should expect from your Realtor.

Contact us today for your private tour.

INSPIRATIONAL QUOTE

I find that the harder I work, the more luck I seem to have. – Thomas Jefferson

On The Cover:

6817 N 46th Pl

Offered at $5,795,000

Privately gated contemporary masterpiece with spectacular unobstructed views of Camelback Mountain from head to toe. This 8,128 SF home, designed and built 2010, has everything a buyer could want... Main house is 4 bed, 5 1/2 bath with a Guest house of 2 bed, 2 bath, with its own kitchenette. Fully finished basement with theater room. 4-car garage. Home is entirely green certified with all solar, pure air system, heap filters and a metal cool roof to reduce heat absorption. Brand new control 4 system just installed - all lighting, cameras, and audio/video equipment on system. Contemporary custom finishings throughout the entire home. Very spacious open kitchen with all top-of-the line appliances. Incredible Master suite. Infinity Edge pool designed by Mossman Brothers with outdoor fire bowl displays overlooking Camelback Mountain. 2 acre plus cul-de-sac lot.

If your home is currently listed, this is not a solicitation for that listing.