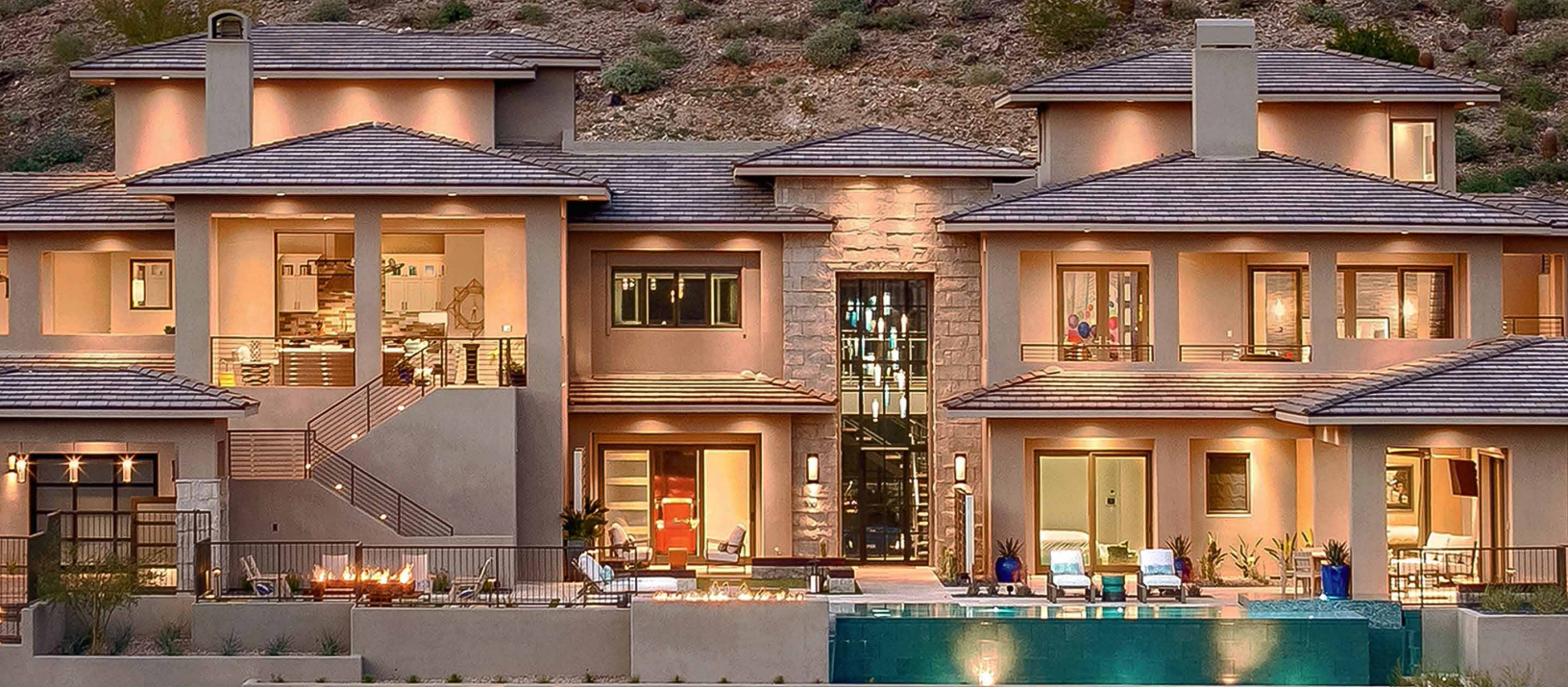


PARADISE VALLEY MARKET UPDATE

Vol. 17 | Issue 3



MAME Awards
Winner of 2017
Custom Home of the Year

Presented by The Grigg's Group



Dear PV Homeowner...



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

I hope everyone had fun and safe travels these past summer months. While the hot season is typically a slower time for the Grigg's Group and other real estate professionals, we had a very busy summer of sales! In fact, the activity has been so robust that Paradise Valley inventory is presenting all time lows.

Regardless of the state of the real estate market, our team is always proud to represent and serve the PV community. Working with Cullum Homes has also been very rewarding - and award-winning - this year. As seen on the cover, we were awarded the **2017 Custom Home of the Year** by the Home Builders Association of Central Arizona. In addition, we received the **2017 ICF Builder National Best in Class Award for Development** and the **Sub•Zero Wolf Southwest Region Kitchen Design Winner** for this year.



I'm also proud to share that Cullum Homes was named #1 Custom Home Builder by the Phoenix Business Journal for the third straight year. In addition, we were also honored once again to be named as one of the top Residential Real Estate Agents in

Arizona for the past five years. Hard work and commitment to our community does pay off!

Speaking of the PBJ, they recently wrote about Cullum Homes and its achievement as one of the first homebuilders in the country, and the first in Arizona, to use virtual reality to digitally put a new homeowner inside their custom home. An early adopter of technology for years, we have been working with VR for about 18 months. Our team uses the component for the clients and the design process in order to solve architectural problems during the process instead of at construction.

This experience also gives homeowners confidence during the custom process to actually see what it will look like. Changes can be made digitally instead of spending thousands of dollars on a physical model.

As we head into the high season with accolades and new technology, we keep our eyes on your goals as well as ours. Whether buying or selling, we have unmatched local and global resources to help you make a perfect home out of a perfect moment.

Please make The Grigg's Group your first call for all 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



Kevin Petruska
602.821.1547



Nathan Niemira
602.872.9964



Shannon Ellermann
310.779.8792



Zach Salter
480.710.5756



Andrew Speedling
480.369.0699



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HOT Market!

We NEED New Listings

We have **SOLD** through most of our inventory within the last 60 days. The market is hot and we're looking for more listings and more successful closings. Are you considering selling? Know someone who is?

Please give us a call and let us discuss the possibilities!



SOLD BY THE GRIGG'S GROUP!



5643 E Village Dr
Sold for \$2,595,000

*"We finally decided to buy a home in the area and made a special trip with the intention of purchasing in another builder's development that looked great to us on paper. Thankfully, we also visited Cullum properties. In a word, the **quality** of Cullum Homes put the other we visited to shame. Cullum simply build to **superior standards**, which you see and feel the moment you walk in. Having a home built is a big step, but I couldn't be happier or more confident in choosing to **work with Cullum.**"*

– Village at Mountain Shadows
Homeowner

SOLD BY THE GRIGG'S GROUP!



7000 N 39th Pl
Sold for \$3,550,000

SOLD BY THE GRIGG'S GROUP!



7834 N 65th St
Sold for \$2,550,000

SOLD BY THE GRIGG'S GROUP!



5909 E Solcito Ln
Sold for \$2,350,000

SOLD BY THE GRIGG'S GROUP!



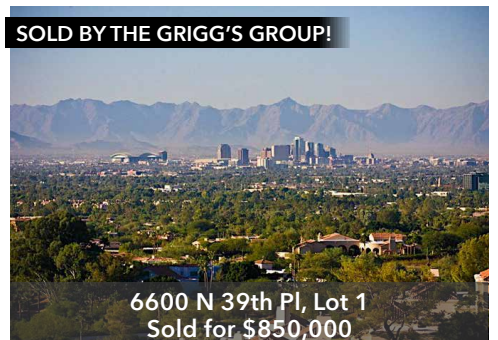
5507 E Royal Palm Rd
Sold for \$1,495,000

SOLD BY THE GRIGG'S GROUP!



4535 N 56th St
Sold for \$1,425,000

SOLD BY THE GRIGG'S GROUP!



6600 N 39th Pl, Lot 1
Sold for \$850,000

Paradise Valley New Home Communities

THE VILLAGE AT MOUNTAIN SHADOWS

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 \$2 million.** 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 2 models for viewing Open Daily 11 to 5pm.

Custom Floor Plans to Choose From

CHILLA

3,523 SF

Starting at \$2,295,000

PARADISE

3,377 SF

Starting at \$2,200,000

CAMELVIEW

3,967 SF

Starting at \$2,495,000

3 New Single Level Plans

2,797 - 2,953 SF

Starting at \$1,999,999

ECHO

4,395 SF

Starting at \$2,595,000

SUMMIT

4,874 SF


Starting at \$2,750,000

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



Move-In Ready Homes





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...a Tradition of Trust

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Paradise Valley New Home Communities

CHOLLA HEIGHTS

Only 5 out of the 7 home sites remain! Brand new gated contemporary subdivision located on Camelback Mountain with panoramic views of the city. Within walking distance of the Cholla Trailhead, Phoenician Resort, and a short drive to Old Town Scottsdale.. **Home sites starting at \$950,000.**

As seen in Arizona Foothills Magazine | in house ...

Introducing Cholla Heights

Cullum Homes has announced its next signature collection of exclusive estate homesites: Cholla Heights. The lineup of seven hillside lots that range from 1.3 to five acres are located on the northeast slope of Camelback Mountain, giving homeowners picture-perfect panoramic views of North Scottsdale, Four Peaks and McDowell Mountains. Built by Cullum Homes, the gated, custom residential community in a truly unique location is being designed by Erik Peterson of PHX Architecture. As of press time, two of the seven lots have sold.

"Cholla Heights is truly something special in a one-of-a-kind spectacular location," says Rod Cullum, CEO of Cullum Homes. "Very rarely do we still get parcels of land like this to develop into seven large homesites. The views from this location are truly remarkable."



NEW SPEC HOME



5165 N 61st St | \$4,995,000
4 Bed | 4.5 Bath | 5,633 SF



PARADISE RESERVE

Best Prices in PV for New Construction!

Prices starting at \$1,695,000. Square footages range from 3,344 to 5,165. Custom designed home options from scratch are available. Homes boast views of Camelback Mountain, Downtown Phoenix, and Phoenix Mountain Preserve. 24/7 guard gated.

Located at 39th Street and Lincoln on the north hand side. Estate view lots available from 1 to 3.5 acres starting at \$750k. Call me for details or to arrange a viewing.

Homes for Sale

MODEL HOME - MOVE IN READY!



3965 E Sierra Vista Dr | \$1,995,000
5 Bed | 5.5 Bath | 4,683 SF



6715 N 39th Way | \$1,850,000
4 Bed | 4.5 Bath | 3,892 SF

MOVE-IN READY!



6620 N 39th Way | \$1,695,000
3 Bed | 3.5 Bath | 3,202 SF

Paradise Valley Featured Homes

8+ ACRES



4801 E Doubletree Ranch Rd
\$6,450,000

CUSTOM BUILT HOME



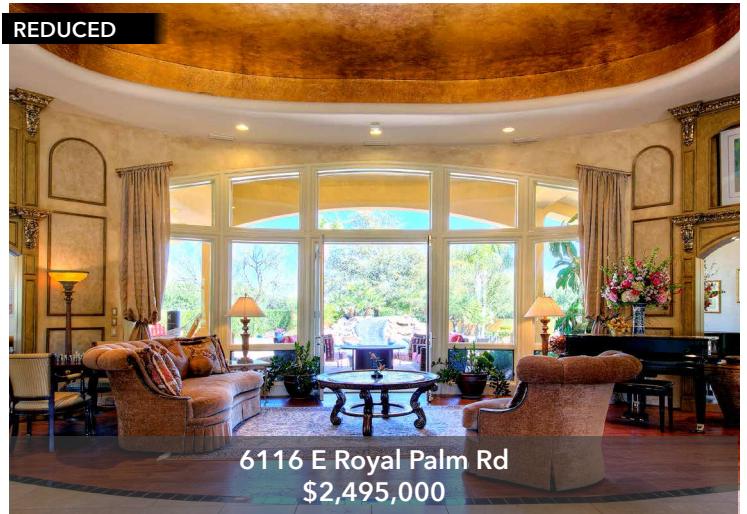
6001 N Nauni Valley Dr
\$5,750,000

JUST LISTED



6760 E Hummingbird Ln
\$3,295,000

REDUCED



6116 E Royal Palm Rd
\$2,495,000

POCKET LISTING



5107 E Beryl Ave
\$1,970,000

POCKET LISTING



6865 E Bronco Dr
\$1,720,000



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Paradise Valley Featured Homes



ONLY LOT REMAINING



Scott Grigg

The Grigg's Group
Realty Executives

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ArizonaFineProperty.com



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

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.

“

PEOPLE ARE TALKING

You guys did an excellent job in getting my home under contract in 3 days! You were able to achieve the highest price per square foot in my neighborhood for a sale. Great job!


– Paradise Valley Homeowner

As seen on:



ArizonaFineProperty.com

The Grigg's Group

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