

## Spotlight on the Community

# City Paints Yellow Lines Along TPP Sidewalks

Without warning, the City of Scottsdale has painted dotted yellow lines along the sidewalks on either side of Thompson Peak Parkway between Bell and McDowell Mountain Ranch roads. The new lines have been added to indicate multi-purpose pathways, according to Scottsdale Public

Works Maintenance Specialist Sergio Montano.

"The yellow stripes on the concrete are yellow centerline skips," Montano writes in an email. "This is part of the MUP (Multi-Use Path) along with the centerline stripes;

*Spotlight continued on Page 2*



Scottsdale has painted yellow dotted lines along sidewalks on both sides of Thompson Peak Parkway. Photo submitted to MMR News.



## Balloon Flower

A McDowell Mountain resident enjoys a balloon creation made by an expert sponsored by Christine's Team at the annual Spring Fest & Egg Hunt, one of the premier family events at McDowell Mountain Ranch at the Community Center. More photos, Page 13

## Chopped Star Plans Area Eatery

In our March newsletter, we mentioned that a new restaurant will be coming to the Bashas' shopping center, but now we know some details: 2018 "Chopped" finalist Christopher Brugman is the chef behind Heritage Kitchen + Cocktails that will be taking over the former Wandering Donkey location, according to the Phoenix Business Journal. Brugman, who was executive sous chef at Mountain Shadows and executive chef at Castle Hot Springs resorts, will be opening Heritage Kitchen with restaurant operator Eric Greenwald and Mark Goldberg. The restaurant is expected to open by the summer. Go here for the Phoenix Business Journal story: [tinyurl.com/pcstxr3y](https://tinyurl.com/pcstxr3y)



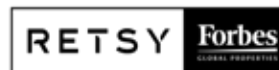
Christopher Brugman

## City to Consider Permit

The Scottsdale City Council will be considering a conditional use permit for Orangedale, the new restaurant/bar planned for the Bashas' shopping center. The 168-square-foot outdoor patio will remain the same size as it was when operated by the Whining Pig. The council is expected to consider the permit while this newsletter is at the printers, so we won't have the results until our July edition. You can find more information here: [tinyurl.com/yc2fs72e](https://tinyurl.com/yc2fs72e)

News brought to you by the #1 Real Estate Team in MMR for 28 years!

Real Estate Section, Pgs. 7-12



Spotlight continued from Page 1

you will also see a white edge line."

Under city rules Multi-Use Paths are used by cyclists, pedestrians and equestrians, but motorized vehicles are not permitted.

## Two MMR Roofs to be Resealed

The McDowell Mountain Ranch Homeowners Association has approved spending \$11,240 to reseat the Community Center roof and \$12,844 to reseat the McDowell Center roof. The commercial roofs, which use different technology than the ones on our homes, need to be resealed from time to time. The new project by America Roofing includes a 10-year warranty.

## Community Center Gets an Update

The McDowell Mountain Ranch Community Center building was expected to be closed April 28-May 9 to facilitate the installation of a sliding patio door and a kitchen window. The facility should be reopened by the time you receive this newsletter.

## Recreation Center Courts Resurfaced

Resurfacing of the Recreation Center tennis courts at 10550 E. Queens Wreath Lane in McDowell Mountain Ranch is now complete after being closed for about a week during the middle of April, according to the Homeowners Association.

## New House Painting Rules Take Effect

Effective immediately, homeowners are required to submit an Exterior Paint Submittal Form before painting their home, even if selecting colors from the pre-approved list. This documentation is important to protect both the owner and the HOA to ensure the new color and the finish comply with community standards. Choosing a color from the pre-approved list when ap-

plying will streamline and expedite the review of the application. Please note that only flat and velvet paint sheens are permitted for exterior use. You can find the form at this URL: [tinyurl.com/bdep4zut](http://tinyurl.com/bdep4zut)

## Planning Subcommittee Seeks Members

The Long Term Planning Committee is currently seeking subcommittee members to join in shaping the future of McDowell Mountain Ranch. The primary responsibility of these members will be to assess potential improvements and make recommendations that the Homeowners Association Board of Directors may consider for implementation.

- Landscaping Improvements
- Park and Recreational Facilities
- Community Engagement

If you are interested in learning more, please contact Chris Richardson, general manager, at [crichardson@associatedasset.com](mailto:crichardson@associatedasset.com).

## Canton Named Scottsdale City Manager

The Scottsdale City Council has named Greg Canton as its new city manager after he had served in an interim role, according to the Phoenix Business Journal. One of Canton's top goals? Eliminate red tape. So far, he's living up to that mission by forcing out several department heads, according to the Scottsdale Progress. We don't have the room to go deeper, so if you want to learn more head over to the Scottsdale Progress at [tinyurl.com/5n92dkjv](http://tinyurl.com/5n92dkjv) or the Phoenix Business Journal at [tinyurl.com/4sm8mdft](http://tinyurl.com/4sm8mdft)



Greg Canton

## Kura Revolving Sushi Opens in Promenade

Kura Revolving Sushi Bar, a national chain based in Irvine, Calif., has opened in Scottsdale's Promenade recently. Story here: [tinyurl.com/3s93pypx](http://tinyurl.com/3s93pypx)



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## Scottsdale Ranked Best City to Retire

Scottsdale ranks as the Best City in the United States to Retire, having the 20th Best Public Schools in America and being the 25th Best City to Live in America, according to ranking organization Niche. In the Best City to Retire category, Scottsdale beat out Clearwater, Fla., Metairie, La., St. Petersburg, Fla., and Cape Coral, Fla. Mesa placed 22nd on the retirement list.

- Best City to Retire: [tinyurl.com/352vpc8s](http://tinyurl.com/352vpc8s)
- Scottsdale overview: [tinyurl.com/bdzvj72v](http://tinyurl.com/bdzvj72v)

## La Hacienda Called AZ's Best

The Fairmont Scottsdale Princess' La Hacienda was named the No. 1 Mexican restaurant in Arizona by AZ Big Media. In all, eight of the winning restaurants were based in or had a location in Scottsdale. Blanco Cocina + Cantina was ranked No. 2, while Old Town Tortilla Factory was ranked No. 4. Others making the list were The Mission, Macayo's Mexican Food, Don Jose's Mexican Food, Aunt Chilada's and Barrio Queen.

Here is what the website has to say about La Hacienda: "La Hacienda by Richard Sandoval at the Fairmont Scottsdale Princess is where Mexican cuisine takes on a whole new meaning, as Executive Chef Forest Hamrick delivers his signature style of vibrant flavors and ingredients, combining the bold taste of classic Mexican food with timeless European cooking techniques.

"Popular choices include varieties of guacamole, ceviche, lobster tacos, filet de parilla, churros, flaming coffees and more than 250 selections of agave spirits, presented by a certified tequila expert.

"The atmosphere is as inviting as the food, with rustic architecture warmed by beehive fireplaces and outdoor fire pits."

The AZ Big Media story can be found here: [tinyurl.com/4xdzv5br](http://tinyurl.com/4xdzv5br)



## The Day Job Band Performs at MMR

*Christine's Team sponsored a Concert in the Park featuring The Day Job Band, which performed classic rock and contemporary hits. The free concert was held March 28th on the Great Lawn at the McDowell Mountain Ranch Community Center.*

## City Leads in Golf Courses

Scottsdale is home to 14 of the 20 most difficult golf courses in the Phoenix area, according to the U.S. Golf Association National Course Ratings Database. The first five are:

1. Desert Mountain-Renegade
2. Whisper Rock Golf Club-Lower
3. Silverleaf
4. Desert Mountain-Outlaw
5. Grayhawk-Talon

McDowell Mountain Golf Club came in 67th out of the 144 that were on the list.

Go here for the full list: [tinyurl.com/33kmsrap](http://tinyurl.com/33kmsrap)

## Bike MS Set for Nov. 8-9

Bike MS will start and end in Fountain Hills, but the riders are also expected to pass through McDowell Mountain Ranch on Nov. 8th and 9th.

The two-day ride, which includes routes ranging from 12 to 75 miles, raises funds for multiple sclerosis research and those suffering from the disease. There also will be a 19-mile trail ride option. About 700 total participants are expected for the event, which will be celebrating its 34rd year. Find more information at this URL: [tinyurl.com/3hbp6w23](http://tinyurl.com/3hbp6w23)

## 'Mr. Scottsdale' Dies at 95

Scottsdale historian Paul Messenger, also known as "Mr. Scottsdale," died April 22nd at the age of 95, according to the Scottsdale Progress.

The former city councilman and state representative also worked as a farmer, ambulance driver, mortuary owner and historian of the city he lived in for 80 years. Messenger graduated from Scottsdale High School in 1948. Learn more about him here: [tinyurl.com/4varx7zu](http://tinyurl.com/4varx7zu)



Paul Messenger

## 7 Shops Open in Quarter

Seven shops have opened in the Scottsdale Quarter recently, according to the Phoenix Business Journal. Here's the list:

- Sweet Paris Crêperie
- Williams Sonoma
- Swarovski
- Lilly Pulitzer
- FASHIONPHILE
- Rails
- Solidcore

The Lego Store, Sweetgreen, Abercrombie & Fitch, Southern Tide and BluSONIL-A, a local wellness company, are scheduled to open later

*Odds & Ends continued on Page 5*

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## ShapeUpUs.org Plans Nov. 8 Return to MMR

ShapeUpUs.org has announced that its next Family Fun Community Event will be Nov. 8th at the McDowell Mountain Ranch Community Center.

This year's event will once again feature the World's Largest Pickleball Lesson, face painting, balloon twisting, tug-of-war and vendor booths. We'll have more as the event date approaches. The website can be found here: [shapeupus.org](http://shapeupus.org)



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9:00 AM - 3:00 PM

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(602)996-6300

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**ALL YOU CAN EAT SECTION PASSES \$60 PER PERSON**

## Baseball for Dads Planned

McDowell Mountain Ranch is organizing a Father's Day celebration to watch the Arizona Diamondbacks host the San Diego Padres at Chase Field.

The event includes all-you-can-eat favorites in a reserved seating section for \$60 a person, plus a small handling fee.

Only 50 seats are available to residents, so expect them to sell out quickly. The game will be 6-9 p.m. Friday, June 13th. Tickets are for sale here: [tinyurl.com/2p9uyuvv](http://tinyurl.com/2p9uyuvv)

Odds & Ends continued from Page 4

this year. The Business Journal article is at this URL: [tinyurl.com/4yunn2ce](http://tinyurl.com/4yunn2ce)

## 2025 Bulk Waste Schedule

In 2025 bulk brush and garbage pickup will again be in Area 2 and generally begin on the first Monday of the month with one remaining exception: The September pickup begins on the 8th.

As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet. Piles should not exceed 10 feet long and 6 feet wide and should not be higher than 4 feet.

In a policy change, homeowners should not put trash out earlier than Friday before bulk pickup dates. Pickup times in the McDowell Mountain Ranch area begin at 5 a.m. on the dates listed below, but the process may take several days:

- June 2nd
- July 7th
- Aug. 4th
- Sept. 8th
- Oct. 6th
- Nov. 3rd
- Dec. 8th

Note: Details are subject to change. Find bulk and regular waste pickup information here: [tinyurl.com/y43dvm3w](http://tinyurl.com/y43dvm3w)



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## MMR Plans Rodeo Roundup

The McDowell Mountain Ranch Homeowners Association is sponsoring a Rodeo Roundup 6-8 p.m. May 17th at the Community Center.

The event, free for residents and guests, will include music and games. A barbecue dinner will cost \$25 a person. Tickets for the dinner opened for sale on April 30th at: [tinyurl.com/dwfhmjer](http://tinyurl.com/dwfhmjer)

# Law to Keep Axon in Scottsdale Signed

Axon Enterprises will not be facing a Nov. 3rd, 2026, election on its planned headquarters and housing project near McDowell Mountain Ranch if a new state law survives expected legal challenges from Scottsdale. That's because the state Legislature and Arizona Gov. Katie Hobbs signed a law that bars Scottsdale voters from challenging the Axon zoning and development decisions that were already approved by the City Council, according to AZ Mirror.

Soon after the bill was signed, Scottsdale indicated that on May 6th the city would consider hiring a Phoenix attorney and spending \$200,000 to explore fighting the law. Unfortunately, we were unable to provide the outcome of that meeting because of print deadlines.

The City Council and state lawmakers from Scottsdale opposed Senate Bill 1543 because they believe it's unconstitutional. A group calling itself Taxpayers Against Awful Apartment Zoning Exemptions (TAAAZE) collected more than 25,000 signatures to put the Axon headquarters project on the ballot after it had mostly been approved by the Scottsdale City Council.

The Axon project calls for a large headquarters, hotel, dog park, retail and 1,895 residential units on a 70-acre campus at Hayden Road and the Loop 101 Freeway. For comparison, nearby Optima McDowell Mountain Village at Scottsdale Road and the Loop 101 Freeway is expected to have 1,390 dwelling units. Axon, a top employer for the city and state, was threatening to leave if it was forced to wait for a November 2026 election to decide the \$1.3 billion project's fate.

"Today marks a defining moment for Axon, for Scottsdale, and for the state of Arizona. I am incredibly grateful to Gov. Katie Hobbs for signing SB1543 into law, and to the many Arizona legislators, business leaders, and community members who stood behind this important measure," Axon CEO Rick Smith said in a written statement according to the Scottsdale Progress. "The hundreds of Axon team members and Scottsdale residents who made their voices heard played a critical role in shaping this outcome — and I offer my thanks to each of them."

The law does not take effect for 90 days.

- AZ Mirror: [tinyurl.com/4p232vwp](https://tinyurl.com/4p232vwp)
- Scottsdale Progress: [tinyurl.com/yr9n736y](https://tinyurl.com/yr9n736y)
- Business Journal: [tinyurl.com/44swktbr](https://tinyurl.com/44swktbr)

## Board OKs Cavasson Project

The Scottsdale Development Review Board approved 5-1 a plan to build 191 two-story townhomes on about 18 acres at Cavasson, but the City Council will decide at its May 6th meeting if it will review the decision for unspecified reasons. Called BB Living at Cavasson, the project will consist of four to seven units across 35 buildings and will include a clubhouse, leasing office, pool, basketball court and splash pad. The report can be found here: [tinyurl.com/5yx7wbpe](https://tinyurl.com/5yx7wbpe)

## State Land for Sale

A Scottsdale-adjacent, 217-acre parcel that was at one time destined to become the home of the Arizona Coyotes is set to be auctioned 11 a.m. June 20th by the Arizona State Land Department, reports the Phoenix Business Journal.

Bidding for the mostly undeveloped land, which is in Phoenix just west of Scottsdale Road and north of the Loop 101 Freeway, will start at \$110 million.

Minnesota-based developer Mortenson is seeking the property with loose plans for a mixed-

use development. Mortenson develops a wide range of projects, including the Arizona State University Multipurpose Arena in Tempe, Pursuit Park in Mesa, and Hyatt Place in downtown Phoenix. Some of the land is zoned for low-density farm or residential uses.

Coyotes owner Alex Meruelo sought the same parcel about a year ago to develop a stadium and entertainment complex for the Coyotes, but eventually was forced to sell the team, which was renamed the Utah Hockey Club.

- Business Journal: [tinyurl.com/3mz3famj](https://tinyurl.com/3mz3famj)
- Flyer: [tinyurl.com/3av5f8vv](https://tinyurl.com/3av5f8vv)



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# Your McDowell Mountain Ranch Real Estate Expert

## Market Appears to be Shifting in Favor of Buyers

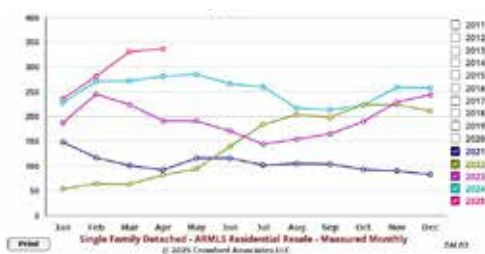
There are signs that the housing market in Scottsdale, Arizona and the rest of the nation is increasingly favoring buyers. The biggest clue seems to be that once-low inventory levels have been slowly increasing, resulting in a nearly 4% increase in total sales across Arizona since last year at this time, according to the Cromford Report.

### Increase in State, Scottsdale Listings Not a Major Concern

Overall, the increased number of active listings across Arizona aren't really that large, rising from 28,474 at the beginning of April to 29,913 in May. At the same time, pending listings are expected to be lower over the next month, meaning some of the extra inventory may be purchased by waiting buyers. It should be noted that the amount of state inventory was only 16,087 in May of 2023, when the market was more active.

As we enter into the warmer, slower sales months of May and June, market reports for Scottsdale look fairly normal for this time of year compared with the last two years. Inventory in our ZIP Code of 85255 was 487 on May 1st, which is up from 356 on April 1st, but that's not that unusual as we head into the hot months. Yes, the total number is higher than in recent years, but not by an overwhelming amount.

An even more important measure is how many days of inventory are on the market. For example, there were about 157 days of inventory on the market for all of Scottsdale as of April 26th. Days



of Inventory is how long it would take to sell all the homes. The last time it was that high was around 2016, but it went steadily down from that point.

The bigger concern would be if demand continued to soften over a longer period as the result of the Trump administration's tariffs and other policies, which is possible according to the Cromford Report. We'll talk in a minute about economic uncertainties that may impact that demand.

### Median Home Prices Rose 6.8% in Scottsdale

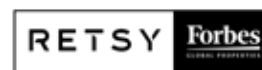
Overall, "pricing took a sudden and violent turn south after an upward trend that has been in effect since July last year," according to the Cromford Report. "That entire trend has been wiped out in just a single month. The overall median sales price is the lowest it has been since January 2024 while the new home median is the lowest since September 2023."

Fortunately, Cromford is discussing the Phoenix area as a whole, but the drop has been less dramatic in Scottsdale and McDowell Mountain Ranch. In fact, Scottsdale median home prices have actually increased 6.8% — the greatest increase in Arizona — since mid-April of 2024, according to the Cromford report. The median home price is up 14.7% to \$1.28 million, while the average price was \$1.72 million.

Another way to look at it: Scottsdale prices are



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about \$18 per square foot higher from January to March, but again that is also because that time period is the most active selling period in Scottsdale and the Valley. If you have any doubts about

*Christine continued on Page 9*

Rental Values

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Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9


**FOR SALE!**

**The Ridge**
**16600 N Thompson Peak Pkwy  
#2038**
**3 Bed | 2 Bath | 1,674 SQ FT | 2-Car Gar**

Located in a gated community & features a spacious living area, eat-in kitchen, plus two balconies, w/ added privacy w/ no neighbors behind!

**\$649,900**
**FOR SALE!**

**Sienna Canyon  
10737 E Gelding Drive**
**4 Bed+Den | 2.5 Bath | 2,738 SQ FT | 3-Car Gar**

Popular split floor plan w/ eat-in kitchen, and backs to a wash with no neighbors behind. Oversized patio, heated pool, spa, built-in BBQ, & sunset views!

**\$1,325,000**
**FOR SALE!**

**The Overlook  
16044 N 106th Way**
**4 Bed | 2.5 Bath | 2,421 SQ FT | 3-Car Gar**

New LVP plank flooring, w/white shaker cabinets, quartz counters & stainless appliances. Resort back yard w/travertine pavers, putting green & sparkling pool!!

**\$1,125,000**
**FOR SALE!**

**Armonico  
16389 N 108th Place**
**4 Bed | 3 Bath | 3,013 SQ FT | 3-Car Gar**

Completely redesigned in 2025 w/ beautiful mountain views, wide-plank hardwood floors, shaker cabinetry, and sleek porcelain countertops. Back yard boasts fresh turf, heated pool, spa, & a built-in BBQ!

**\$1,866,000**
**UNDER CONTRACT!**

**Panorama Point  
10335 E Morning Star Drive**
**3 Bed | 2 Bath | 1,548 SQ FT | 2-Car Gar**

Beautifully remodeled home located on a corner lot and backing to a wash, has new kitchen cabinets, quartz counters, & back yard w/4-hole putting green and mountain views!

**\$839,000**
**UNDER CONTRACT!**

**Sunrise Point  
11617 E Raintree Drive**
**3 Bed+Den | 3 Bath | 2,749 SQ FT | 2-Car Gar**

2025 remodel w/ best VIEW LOT & pool.

Guard-gated in Sunrise Point. Primary bedroom + office downstairs. This would make a perfect second home!

**\$1,445,000**
**UNDER CONTRACT!**

**Sonoran Fairways  
10478 E Sheena Drive**
**3 Bed+Den | 2 Bath | 2,294 SQ FT | 2-Car Gar**

Golf course lot w/breathtaking mountain views in a gated community, renovated with LVP flooring, & a chef-inspired kitchen. Back yard boasts a heated saltwater pool & spa!

**\$1,500,000**
**UNDER CONTRACT!**

**Cimarron Hills  
11339 E Beck Lane**
**4 Bed | 2.5 Bath | 2,788 SQ FT | 3-Car Gar**

Guard-gated community. Updated & features shaker kitchen cabinets & quartz counters. Back yard include a water feature, fire pit & spa w/beautiful mountain, city light & sunset views!

**\$1,675,000**
**SOLD!**

**Discovery Canyon  
10215 E Hillery Drive**
**4 Bed | 2 Bath | 1,837 SQ FT | 2-Car Gar**

2025 Remodel! LPF, a gourmet kitchen w/ huge island, gas range, new SS appliances, quartz counters, white shaker cabinets, play pool & water feature!

**\$950,000**
**SOLD!**

**The Summit  
16694 N 106th Way**
**3 Bed + Den | 2 Bath | 2,063 SQ FT | 2-Car Gar**

Great room, split floor plan, fresh paint inside & out. Granite kitchen counters & a center island. The back yard is complete with pool & spa!

**\$962,000**
**SOLD!**

**Desert Cliffs  
10917 E Raintree Drive**
**5 Bed | 3 Bath | 3,924 SQ FT | 3-Car Gar**

Nestled at the top of the hill w/mountain views & located on a 0.3 acre lot w/grassy play area, firepit & sparkling pool. Freshly painted w/new flooring t/o!

**\$1,495,000**
**SOLD!**

**Sonoran Estates  
14065 N 111th Place**
**5 Bed+Den | 4.5 Bath | 4,257 SQ FT | 3-Car Gar**

Split floor plan w/ a remodeled master bath, located on a private lot w/ spectacular sunset, city light, & mountain views! Back yard features a sparkling pool, spa, & fireplace!

**\$2,100,000**

## Buyer Needs



MMR residents seek to downsize in our community. Property MUST be a 2,500-3,300-square-foot, single-level home with at least 3 bedrooms + den. Prefer kitchen that opens to the family room and has a master bedroom split. Buyers are willing to do cosmetic remodeling but prefer to make final decisions if seller is making changes. A pool is not required. Views would be nice, but back-yard privacy is most important. These cash buyers have flexible moving dates and will pay up to \$1.7 million.



McDowell Mountain Ranch family of 4 has grown out of its current home and wants something larger. The buyers are looking in MMR and Horseman's Park. Must have at least 3,000 square feet, 4 bedrooms + den or loft that could be used as an office, 3 Car Garage and a sizable back yard. Pool would be great, or room to add a pool. They are pre-approved and flexible on closing date. Price range up to \$1.2 million.



Household of 2 in Troon wish to move to MMR. Buyers prefer a gated community for second home. Must be a single level, with 3+ bedrooms, nothing larger than 2,500 square feet and NO pool. VIEW, such as a wash, city lights or mountain view, is preferred. A south or west facing back yard is important. The La Jolla floor plan in Cimarron Hills/Ridge or 100 Hills would be the perfect fit. Cash buyers will pay up to \$1.5 million.

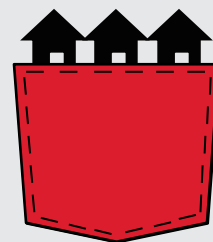


MMR resident with household of 2 needs new home with more space to facilitate frequent family visits. Guest rooms with en-suite bathrooms would be ideal! Must be single-level, master-split floor plan with at least 4 bedrooms and 2,500+ square feet. A PRIVATE back yard is a MUST! Buyers are open to remodeling if the home is original. Flexible on closing date. Purchase price up to \$1.7 million.



INVESTORS are interested in purchasing a home in MMR on a fantastic lot with a view! The ideal home would be single level and original inside, or even distressed. If you don't want to worry about getting your home ready for sale, showing the property to buyers or making repairs, THEY WILL PAY CASH AND ACCEPT YOUR HOME AS-IS WITH ZERO HASSLES. Super flexible on timing with a possible option to remain in the home up to 30 days for free after closing.

## Want to Be Our Pocket Listing?



If you've been sitting on the sidelines, unsure of whether to sell, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch who are having a hard time finding their perfect home.

The benefit to you is that these active buyers are serious buyers, not merely "lookers," and they've already seen what little is available in the MLS.

Showings will be done by appointment only, at the homeowner's convenience. Should you choose this option to sell, you will not need to do ANY repairs to your property, no photos taken, no MLS, and NO HASSLE, period.

Call us at [602-989-7492](tel:602-989-7492) first and let's see if we can work something out that is beneficial to EVERYONE. We have many qualified buyers seeking homes in McDowell Mountain Ranch, so call us to see if yours fits what our buyers want.

Are you struggling to find a home in McDowell Mountain Ranch because of the ongoing lack of inventory? If so, call me at [602-989-7492](tel:602-989-7492) for exclusive access to my pocket listings and off-market inventory.

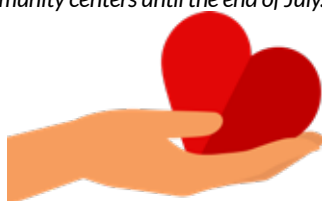
## Giving Back by Christine Espinoza

### T-Shirt Drive

We're excited to announce that our T-shirt drive will continue throughout the summer! Donation boxes will be conveniently located at both the McDowell and Community centers until the end of July. If you would like to contribute, we warmly invite you to drop off your gently used or new T-shirts at either location. Your generosity will help provide a bit of comfort to those in need during the hot summer months. Thank you for your support in making a positive impact in our community!

\*\*\*

To collect more T-shirts, Christine's Team also sponsored a Shred-A-Thon on May 10th at the McDowell Center parking lot. Residents could bring up to two banker's boxes of documents for shredding. A donation of new or gently used T-shirts was requested.



Christine continued from Page 7  
how much value homes have gained over the past few years, see our chart on Page 10.

## The Big Question: What Will Happen if Demand Changes?

For now, demand has been keeping up with the modestly increasing supply of homes in Scottsdale and the 85255 ZIP Code. A drop in demand coupled with a large increase in homes for sale could result in lower prices. For now, it's too early to tell where the market might go in the next few weeks and months.

Christine continued on Page 10



Christine continued from Page 9

It should be noted though that President Trump's tariffs on foreign goods, and retaliatory actions by other nations, can affect the housing market in unpredictable ways.

"Real estate agents, developers, homebuyers and economists are all trying to make sense of which way trends are heading," writes The Washington Post. "Markets work because people have price knowledge, and they have those prices to make decisions," said Robert Dietz, chief economist at the National Association of Home Builders.

Nationally, many buyers are taking a "wait-and-see" approach. Fortunately, the Scottsdale market has resisted these national trends with new buyers jumping in as prices and inventory change. That likely will continue at least for the short-term.

Regardless what happens, we can help you make decisions on how to react to changing market conditions. Call us at 602-989-7492 or email us at christine@christineespinosa.com

## SALES BY COMMUNITY (JAN.-APRIL 2025)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	7	\$1,386,214	2746	59	\$507.09	-10.52%
Discovery Canyon	5	\$756,500	1761	52	\$437.99	2.34%
Discovery Trails	5	\$790,800	1846	64	\$444.70	3.43%
Sonoran Estates	5	\$2,407,500	3987	47	\$604.45	16.36%
The Preserve	3	\$751,000	1779	57	\$425.75	-1.17%
Panorama Point	3	\$869,667	1795	97	\$486.55	7.14%
The Overlook	3	\$928,333	2059	21	\$458.62	-1.35%
Trovas	3	\$2,236,667	3868	30	\$595.01	21.98%
Cachet	2	\$553,500	1489	151	\$373.90	2.81%
Castle Chase	2	\$808,750	1674	56	\$483.24	6.76%
Eagle Ridge	2	\$1,170,000	2264	85	\$516.35	N/A*
Montecito	2	\$1,189,500	2743	57	\$441.26	4.91%
Desert Cliffs	2	\$1,537,500	3717	16	\$415.63	-11.22%
Cimarron Ridge	2	\$1,565,000	2733	87	\$571.72	-7.53%
Vermillion Cliffs	2	\$1,712,250	3348	8	\$511.42	5.93%
100 Hills	2	\$3,725,000	4850	165	\$774.41	25.50%
The Ridge	1	\$610,000	1890	30	\$322.75	-10.81%
Arizona Vintage	1	\$665,000	1604	54	\$414.59	-4.14%
Sunrise Point	1	\$730,000	1693	20	\$431.19	-5.27%
The Summit	1	\$962,000	2063	17	\$466.31	2.10%
Armonico	1	\$1,050,000	2994	0	\$350.70	-12.07%
Sonoran Fairways	1	\$1,115,000	2294	46	\$486.05	20.69%
Mirador	1	\$2,150,000	3770	31	\$570.29	32.13%
Arizona Highlands	No properties sold this year to date					
Sienna Canyon	No properties sold this year to date					
Sunset Point	No properties sold this year to date					
<b>The Ranch</b>	<b>57</b>	<b>\$1,327,009</b>	<b>2590</b>	<b>58</b>	<b>\$493.00</b>	<b>10.28%</b>

\*Percentage could not be calculated because there were zero sales in 2024.

\*\*Although homes prices have risen 10.28% in 2025, these numbers reflect the first four months of the year and do not account for remodeled or updated homes, which can skew values. Homeowners with properties in original condition should be aware that they may not experience appreciation increases matching those who have invested in major updates.

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year	6.625%
20 Year	6.250%
15 Year	5.990%

### Jumbo\* Loans

30 Year	6.625%
20 Year	6.625%
15 Year	6.500%

FHA 30-Year fixed	6.625%
VA 30-Year fixed	6.625%

Rates effective 4/30/2025

Fees vary by lender

\*Rates lower with points. In Scottsdale, Conforming refers to loans up to \$806,500 and Jumbo from \$802,651 and above.

Call Your Lender For Current Quotes!

## THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2024

CHECK YOUR HOME'S  
VALUE HERE



Finding your dream home  
has never been easier.



SCAN HERE TO SEARCH FOR HOMES!

McDowell Mountain Ranch Homes App  
for your smartphone or tablet



## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2036	The Ridge	Heritage	\$499,000	1298	2	1	N
16420 N TPP #2020	Cachet	Heritage	\$505,000	1338	2	1	N
16600 N TPP #2031	The Ridge	Heritage	\$524,900	1298	2	1	N
16420 N TPP #2120	Cachet	Heritage	\$525,000	1338	2	1	N
16420 N TPP #2091	Cachet	Heritage	\$548,900	1338	2	1	N
16600 N TPP #2050	The Ridge	Heritage	\$579,000	1318	2	2	N
16420 N TPP #1064	Cachet	Legacy	\$635,000	1640	2+Den	2	N
16600 N TPP #1072	The Ridge	Legacy	\$645,000	1890	2+Den	2	N
<b><u>16600 N TPP #2038</u></b>	<b><u>The Ridge</u></b>	<b><u>Monarch</u></b>	<b><u>\$649,900</u></b>	<b><u>1674</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
16600 N TPP #1052	The Ridge	Legacy	\$664,999	1890	2+Den	2	N
10431 E Morning Star Dr	Panorama Point	Mesquite	\$749,900	1548	3	2	N
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$774,000	1837	4	2	N
10851 E Le Marche Dr	Castle Chase	Windsor	\$835,000	1936	2+Den	<b><u>2</u></b>	<b><u>N</u></b>
10468 E Raintree Dr	The Preserve	Brisas	\$835,000	2132	4	2	N
10796 E Betony Dr	Castle Chase	Windsor	\$845,000	1941	2+Den	2	N
10572 E Tierra Buena Ln	The Overlook	Primrose	\$850,000	1679	3	2	Y
15691 N 104th Pl	Panorama Point	Mariposa	\$939,000	1963	4	<b><u>2</u></b>	<b><u>N</u></b>
11496 E Pine Valley Rd	Sunrise Point	Acacia	\$970,000	1886	3	<b><u>2</u></b>	<b><u>N</u></b>
10219 E Le Marche Dr	Arizona Vintage	Chablis	\$995,000	2316	4+Den	3	N
11233 E Butherus Dr	Sunrise Point	Sierra	\$998,000	2083	2+Den	2	Y
10558 E Meadowhill Dr	Sonoran Fairways	Ironwood	\$1,025,000	2296	4	3	Y
16615 N 109th Pl	Vermillion Cliffs	#919	\$1,049,000	2285	3	3	N
<b><u>16044 N 106th Wy</u></b>	<b><u>The Overlook</u></b>	<b><u>Ironwood</u></b>	<b><u>\$1,125,000</u></b>	<b><u>2421</u></b>	<b><u>4</u></b>	<b><u>3</u></b>	<b><u>N</u></b>
10423 E Verbena Ln	The Summit	Bali	\$1,250,000	2395	3+Den	2	Y
*15037 N 114th Wy	Cimarron Ridge	Valencia	\$1,322,200	2397	3	2	Y
16427 N 109th St	Vermillion Cliffs	932-5	\$1,345,000	3248	4+Den	3	Y
10980 E Winchcomb Dr	Sienna Canyon	Catalina	\$1,349,900	2738	4	3	Y
<b><u>10737 E Gelding Dr</u></b>	<b><u>Sienna Canyon</u></b>	<b><u>Catalina</u></b>	<b><u>\$1,325,000</u></b>	<b><u>2738</u></b>	<b><u>4+Den</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10788 E Raintree Dr	Desert Cliffs	#6060	\$1,495,000	2647	3+Den	3	Y
16013 N 111th Pl	100 Hills	Sevilla	\$1,580,000	2629	3+Den	2	Y
10975 E Greenway Rd	Cimarron Hills	Laredo	\$1,699,990	2788	4	3	Y
10646 E Butherus Dr	Desert Cliffs	#6080	\$1,719,900	3509	4+Den	3	Y
10843 E Acacia Dr	Armonico	Ladera	\$1,800,000	3833	5+Den	3	Y
11157 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,825,000	3393	4+Den	3	N
11141 E Greenway Rd	Cimarron Ridge	Laredo	\$1,839,000	2897	4	3	Y
11267 E Beck Ln	Cimarron Hills	Escalante	\$1,849,999	3375	4+Den	3	Y
*10875 E Mirasol Ci	Armonico	Espinazo	\$1,850,000	3169	4+Loft	3	Y
<b><u>16389 N 108th Pl</u></b>	<b><u>Armonico</u></b>	<b><u>Montana</u></b>	<b><u>\$1,866,000</u></b>	<b><u>3013</u></b>	<b><u>4</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
11036 E Evans Rd	Sienna Canyon	Talavera	\$1,949,995	3801	6+Loft	3	Y
10999 E Acoma Dr	Mirador	Solana	\$1,950,000	3110	4	3	Y
11088 E Acacia Dr	Trovas	Alessi	\$1,995,000	1958	4+Den	3	Y
*10694 E Firethorn Dr	Mirador	Paraíso	\$1,999,000	3624	4	2	Y
11312 E Greenway Rd	Cimarron Ridge	Morena	\$2,090,000	3393	4+Den	3	Y
16670 N 109th Wy	Trovas	Dante	\$2,150,000	3290	4+Den	3	Y
10886 E Ludlow Dr	Sonoran Estates	Saguaro	\$2,250,000	3989	4+Den	3	Y
16706 N 109th Wy	Trovas	Dante	\$2,350,000	3297	4	3	Y

\*Coming soon.

**NOTE:** Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in **BOLD BLUE TYPE** and **UNDERLINED**.

## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10694 E Redfield Rd	Sonoran Estates	Cielo	\$2,650,000	4037	4+Den	3	Y
15972 N 115th Wy	100 Hills		\$2,895,000	4596	3+Den	3	Y
11510 E Mirasol Ci	100 Hills	Malaga	\$3,395,000	4395	3+Den	3	Y
16469 N 113th Wy	100 Hills	Cardona	\$4,250,000	4870	4+Den	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,767,000	6782	5+Den	6	Y

## CLOSED SALES IN MARCH &amp; APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2010	Cachet	Heritage	\$529,000	1338	2	1	N
<b><u>14945 N 102nd St</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Sunrise</u></b>	<b><u>\$610,000</u></b>	<b><u>1451</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
10491 E Raintree Dr	The Preserve	Montana	\$660,000	1504	3	2	N
10238 E Blanche Dr	Discovery Canyon	Scenic	\$720,000	1837	4	2	N
10351 E Pine Valley Dr	Sunrise Point	#1650	\$730,000	1693	3	2	N
10588 E Tierra Buena Ln	The Overlook	Primrose	\$750,000	1679	3	2	N
10402 E Saltillo Dr	Discovery Trails	Highline	\$775,000	2197	4+Loft	2	N
10250 E Morning Star Dr	Panorama Point	Mesquite	\$794,000	1548	3	2	Y
15165 N 102nd Wy	Discovery Canyon	Sunrise	\$802,500	1481	3	2	N
10873 E Salt Bush Dr	Castle Chase	Stirling	\$825,000	1701	2+Den	2	N
10536 E Firewheel Dr	The Overlook	Primrose	\$860,000	1679	3	2	N
10522 E Morning Star Dr	Panorama Point	Mariposa	\$900,000	1963	3+Den	2	Y
<b><u>10215 E Hillery Dr</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Scenic</u></b>	<b><u>\$950,000</u></b>	<b><u>1837</u></b>	<b><u>4</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
<b><u>16694 N 106th Wy</u></b>	<b><u>The Summit</u></b>	<b><u>Samoa</u></b>	<b><u>\$962,000</u></b>	<b><u>2063</u></b>	<b><u>3+Den</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
10671 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,075,000	2328	3	2	Y
10263 E Verbena Ln	Montecito	Castillo	\$1,179,000	3089	5	3	Y
10335 E Acacia Dr	Montecito	San Miguel	\$1,200,000	2396	4+Den	2	Y
16593 N 104th St	Eagle Ridge	#3344	\$1,245,000	2367	4	2	Y
10613 E Blanche Dr	Cimarron Hills	Montoro	\$1,251,000	2370	3	3	N
10638 E Blanche Dr	Cimarron Hills	Sevilla	\$1,350,000	2823	3	3	Y
10625 E Blanche Dr	Cimarron Hills	Montoro	\$1,487,500	2598	3	2	Y
<b><u>10917 E Raintree Dr</u></b>	<b><u>Desert Cliffs</u></b>	<b><u>#6090</u></b>	<b><u>\$1,495,000</u></b>	<b><u>3924</u></b>	<b><u>5</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
11457 E Blanche Dr	Cimarron Ridge	Sevilla	\$1,700,000	2806	4	3	Y
10975 E Bahia Dr	Trovas	Lido	\$2,050,000	4241	4+Den	3	Y
<b><u>14065 N 111th Pl</u></b>	<b><u>Sonoran Estates</u></b>	<b><u>Saguaro</u></b>	<b><u>\$2,100,000</u></b>	<b><u>4257</u></b>	<b><u>5+Den</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10756 E Ludlow Dr	Sonoran Estates	Santana	\$2,150,000	3658	4+Den	3	Y
14146 N 106th Wy	Sonoran Estates	Santana	\$2,700,000	3904	5+Den	3	Y
15864 N 115th Wy	100 Hills	Malaga	\$3,550,000	4285	3+Den	4	Y
16229 N 115th Pl	100 Hills	Custom	\$3,900,000	5414	5+Den	4	Y

## PENDING, UCB \* &amp; CCBS\*\* TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1009	Cachet	Legacy	\$575,000	1640	2+Den	2	N
<b><u>10335 E Morning Star Dr</u></b>	<b><u>Panorama Point</u></b>	<b><u>Mesquite</u></b>	<b><u>\$839,000</u></b>	<b><u>1548</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>

UCB &amp; CCBS continued on Page 12

## \*Pending, \*\*UCB, &amp; \*\*\*CCBS

All three categories mean the seller has ACCEPTED an offer on their property. More specifically: Pending: Under Contract, no longer showing or accepting back up offers. UCB: Under Contract, accepting back up offers. CCBS: Under Contract, contingent on buyer sale.

# City Expected to Move Forward on North Scottsdale Projects

The Scottsdale City Council approved issuing up to \$107 million in bonds for the next phase of a capital fund-raising proposition approved by voters in 2019. One project near McDowell Mountain Ranch is \$6.3 million for a second bridge along Thompson Peak Parkway over the Reata Pass wash. Currently, drivers in both directions use the southbound bridge because the northbound bridge was never constructed. There are two other projects that are in the north Scottsdale area:

- \$8.7 million to build a fire station near Hayden Road and the Loop 101.
  - \$2.6 million for a dog park at Thompson Peak Park.
- More details: [tinyurl.com/mpw85n7x](http://tinyurl.com/mpw85n7x)

## Soltra Kierland Luxury Apartments Sold

Soltra Kierland luxury apartments at Scottsdale Road and E. Tierra Buena Lane sold for \$107.5 million, according to the Phoenix Business Journal. The

UCB & CCBS continued from Page 11

### PENDING, UCB \* & CCBS\*\* TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10351 E Morning Star Dr	Panorama Point	Primrose	\$850,000	1874	3	2	N
10603 E Firewheel Dr	The Overlook	Mesquite	\$930,000	1972	4	3	N
10287 E Verbena Ln	Montecito	San Miguel	\$974,000	2212	3	3	Y
10676 E Acacia Dr	Arizona Highlands	Picacho	\$995,000	2258	4+Den	2	Y
16526 N 105th St	Arizona Highlands	Santan	\$1,400,000	2093	4	3	Y
<u>11617 E Raintree Dr</u>	<u>Sunrise Point</u>	<u>Papago</u>	<u>\$1,445,000</u>	<u>2749</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
<u>10478 E Sheena Dr</u>	<u>Sonoran Fairways</u>	<u>Palo Verde</u>	<u>\$1,500,000</u>	<u>2294</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
<u>11339 E Beck Ln</u>	<u>Cimarron Hills</u>	<u>Laredo</u>	<u>\$1,675,000</u>	<u>2788</u>	<u>4</u>	<u>3</u>	<u>N</u>
10819 E Butherus Dr	Desert Cliffs	#6060	\$1,800,000	2647	4	3	Y
10811 E Acoma Dr	Mirador	Solana	\$1,997,000	2977	3	3	Y
11127 E Mirasol Ci	One Hundred Hills	Cartegena	\$2,699,000	3600	3+Den	3	Y

### AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
15849 N 102nd Pl	Arizona Vintage	Merlot	\$2,650	1347	3	2	N
16420 N TPP #1132	Cachet	Monarch	\$2,725	1737	2+Den	2	N
10438 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,995	1451	3	2	N
15344 N 102nd St	Discovery Canyon	Catalina	\$2,995	1504	3	2	N
10335 E Raintree Dr	The Preserve	Avalon	\$3,095	1702	3	2	N
10851 E Le Marche Dr	Castle Chase	Windsor	\$3,400	1936	2	2	N
10399 E Hillery Dr	The Preserve	Brisas	\$3,400	2132	4	2	N
10778 E Palm Ridge Dr	Sienna Canyon	Borgata	\$3,500	2551	4	3	N
10394 E Morning Star Dr	Panorama Point	Mesquite	\$3,850	1548	3	2	N
10278 E Bahia Dr	Eagle Ridge	#3335	\$3,945	1998	3	2	Y
10468 E Raintree Dr	The Preserve	Brisas	\$4,000	2132	4	2	N
10557 E Cosmos Ci	Arizona Highlands	Catalina	\$5,200	2600	4	3	Y
10655 E Acacia Dr	Arizona Highlands	Catalina	\$5,500	2478	3+Den	3	Y
*10694 E Firethorn Dr	Mirador	Paraiso	\$8,000	3624	4+Den	2	Y
16469 N 113th Wy	100 Hills		\$20,000	4870	4+Den	3	Y

\*Coming soon.

**NOTE:** Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our available properties and closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

units sold for an average of \$532,178 per unit, the highest valuation for projects over 50 units in the Phoenix metro area since 2022. Dallas-based Leon Multifamily sold the property to 7111 E Tierra Soltra LLC, which apparently is owned by Open Water 6090 LLC and The Azizi Group LLC. Go here for the Business Journal story: [tinyurl.com/ynha8vsh](http://tinyurl.com/ynha8vsh)

## Picklr to Open in Cave Creek

Picklr, a Utah-based chain of pickleball courts, plans to open a 20,900-square-foot facility in late 2025 at Terravita Marketplace in Cave Creek, according to the Phoenix Business Journal: [tinyurl.com/342tuzhh](http://tinyurl.com/342tuzhh)

### CLOSED RENTALS IN MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2026	Cachet	Heritage	\$2,250	1338	2	1	N
16600 N TPP #1068	The Ridge	Monarch	\$2,850	1674	2+Den	2	N
10349 E Penstamin Dr	Discovery Trails	Sabino	\$2,900	1622	3	2	N
10503 E Morning Star Dr	Panorama Point	Primrose	\$3,200	1874	3	2	N
10247 E Verbena Ln	Montecito	San Miguel	\$3,400	2396	3+Den	2	Y
10577 E Star of the Desert Dr	Discovery Trails	Palo Verde	\$3,895	2364	4+Den	2	N
10226 E Karen Dr	Discovery Canyon	Mountain View	\$4,000	2197	4+Den	2	Y
11113 E Betony Dr	100 Hills	Sevilla	\$4,800	2629	4	2	N
11056 E Acacia Dr	Trovas	Dante	\$6,000	3297	4+Den	2	Y

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## Egg Hunt Tops at Festival

This year's Spring Festival & Egg Hunt, one of the premier family events at McDowell Mountain Ranch, was once again a success. The event featured an Easter Egg Hunt, games and food for kids and adults. Christine's Team held a raffle for an Easter basket and sponsored a balloon wrangler booth.

Below are some links to more photos:  
[\\*tinyurl.com/m3whh8dy](https://tinyurl.com/m3whh8dy)  
[\\*tinyurl.com/vb9xbuh2](https://tinyurl.com/vb9xbuh2)  
[\\*tinyurl.com/2hhrpyks](https://tinyurl.com/2hhrpyks)  
[\\*tinyurl.com/2s36xtvj](https://tinyurl.com/2s36xtvj)



*Far left: The Easter Bunny sat down with MMR residents for photos. Top left and left: The Easter Egg Hunt is still the most popular activity at the Spring Festival.*



*Victoria, Brandon and Marlowe show off the Easter basket they won from Christine's Team.*



*This year Christine's Team supplied a balloon wrangler for McDowell Mountain Ranch residents.*



*We were impressed with this MMR resident's ability to create huge bubbles.*

# Scottsdale to Invest Big on Water

The Scottsdale City Council approved issuing \$120 million in bonds for improving the city's water and wastewater systems.

The plan calls for spending \$70 million to update the sewer system around the Greenway Hayden Loop southeast of the Loop 101 Freeway and Scottsdale Road.

Crossroads East, which is the new land under development near Hayden Road and the Loop 101 Freeway, is scheduled to get \$15 million in water system improvements. The plan also calls for \$20 million on aquifer wells and storage, which will be used to store water in case of drought, and \$15 million will be used to install a 24-inch transmission line and to improve a booster station along Frank Lloyd Wright Boulevard.

More information: [tinyurl.com/4jdbbh64](http://tinyurl.com/4jdbbh64)

## City to Vote on Water Lab

The Scottsdale City Council is expected to consider at its May 6th meeting a \$21.7 million contract for the pre-construction phase of developing the Scottsdale Water Campus Laboratory project that will be located just south of Cachet at Grayhawk and west of DC Ranch.

Although the original project called for renovation of the administration building, it has been put on hold, according to a city report. Willmeng Construction Inc. was chosen to build the 19,000-square-foot building. The project has been in the works since 2011. We were unable to include the results of the vote because of our print deadlines.

More information: [tinyurl.com/4pktd24e](http://tinyurl.com/4pktd24e)



Top: Cyclists enjoy the opening of the 100-km Tour de Scottsdale in WestWorld. Above: Lance Armstrong gets ready before the start of the event.

## Lance Armstrong Drops in at Tour de Scottsdale

Famed cyclist Lance Armstrong made a surprise appearance and placed 141st at the Tour de Scottsdale on April 12th. Chad Beyer of Tempe took first place followed by Peter Karinen of Tucson. The 100-kilometer and 50-km races both began at WestWorld. The event, which had raised \$57,507 at the time we wrote this, benefits many charities including the McDowell Sonoran Conservancy and HonorHealth Foundation

- Charity results: [tinyurl.com/bdh4z536](http://tinyurl.com/bdh4z536)
- Event results: [tinyurl.com/2r7874xh](http://tinyurl.com/2r7874xh)
- Find more photos on our Facebook pages: [tinyurl.com/ycf46883](http://tinyurl.com/ycf46883) and [tinyurl.com/yc2447t2](http://tinyurl.com/yc2447t2)



## Looking Back...

### Just 5 Years Ago\*

**May 2020** — MMR's HOA began to consider reopening the pools and tennis and pickleball courts during the Covid-19 pandemic. ... The pandemic forced Twisted Lizard to permanently close, while many MMR-area restaurants began offering To-Go or delivery options. ... The Scottsdale Unified School District began offering free meals during the pandemic. ... Scottsdale hired a firm to plan new sports fields near MMR and along Bell Road.

### Only 10 Years Ago\*

**May 2015** — The Scottsdale City Council began its latest effort to create a \$74 million Desert Discovery Center. ... SoHo Scottsdale opened its model and sales office. ... Freshbox opened near the Bashas' grocery store. ... Pickleball was introduced to MMR by Helene's Team.

### 15 Years Ago\*

**May 2010** — Phoenix Magazine names MMR one of the best communities in the Valley. ... The McDowell Mountain Music Festival departed WestWorld after six years for a larger venue.

### 20 Years Ago\*

**May 2005** — MMR's HOA held a "Jazz Under the Stars" for residents, while astronomy hobbyist and resident Sid Leach showed up with a telescope for the event. ... On a rainy day, ground was broken for the MMR Aquatic Center. ... AZSLD announced plans to auction an 80-acre parcel — eventually won by the city — north of Bell Road around 94th Street.

### 25 Years Ago\*

**May 2000** — ADOT opened the 101 Freeway all the way to Raintree Drive. ... Valley Bank, Caffè Portobello and Cameo Cleaners were to be among the Desert Canyon Center's first tenants.

\*As reported in this newsletter

# Scottsdale Vote May Cost City \$31.1 Million

The Scottsdale City Council voted 4-3 against building a multi-lane roundabout at Scottsdale Road and Dynamite Boulevard despite the previous council approving the project in September 2024. The decision will result in forfeiting two federal grants totaling \$31.1 million.

The roundabout, which includes road widening costing about \$43 million, was expected to increase traffic capacity 30%-50% while reducing the number of T-Bone crashes, former Councilwoman Betty Janik wrote in a Scottsdale Independent oped.

"Though she made it clear to note 'I don't like roundabouts, personally,' (Mayor Lisa) Borowsky sided with those who said it was too risky to disrupt previously-approved \$43 million in funding for the Scottsdale to Dixileta roads improvement project, which was to be anchored by a conversion of Scottsdale and Dynamite roads from a four-way, lighted intersection to a roundabout," according to the Scottsdale Progress.

Many of the nearby residents, however, were strongly against the project.

To make alternative funding work, the project may face delays and may result in the cancellation of a project at Hayden Road and the Loop 101 Freeway. Here are the three key impacts if the roundabout is dropped, according

to the city report:

- Scottsdale Road: Jomax Road to Dixileta Drive Project will become a regionally funded project and can move forward with the current construction contract.

- Carefree Highway: Cave Creek to Scottsdale Road will become a federal project. This will delay the project and could have additional cost due to federal requirements.

- Raintree: Hayden to Loop 101 (roundabout) will be canceled. The final piece of the project is a roundabout between Northsight Boulevard and Raintree, which will no longer be constructed.

More information can be found below:

- City report: [tinyurl.com/3j2r3xxz](https://tinyurl.com/3j2r3xxz)
- Betty Janik's Scottsdale Independent oped: [tinyurl.com/bddvxbhf](https://tinyurl.com/bddvxbhf)
- Scottsdale Progress: [tinyurl.com/vxejdeua](https://tinyurl.com/vxejdeua)
- Comments on the project can be found here: [tinyurl.com/3jh5uvdj](https://tinyurl.com/3jh5uvdj)



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Helene & Peter Cass, 1997

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