

PARADISE VALLEY MARKETUPDATE

Vol. 19 | Issue 2



Presented by The Grigg's Group



Dear PV Homeowner...

Welcome to the Fall issue of the PV Report!

When the temperatures begin to fall in Arizona, the energy rises and that's especially true for The Grigg's Group.

We're particularly excited these days to announce our newest new home community in Paradise Valley - Ironwood Golf Villas! With our recent receipt of the Subdivision Report, we've officially kicked off sales for these 8 custom homes, located on Camelback Country Club Golf Course. Ensclosed in a gated community and enjoying stunning views of Camelback Mountain, the homes will be built by Cullum Homes and sit on .25 to 1-acre lots. Be sure to contact us for more information.

As a longtime resident of Paradise Valley, I love all the seasons here. Whether I'm enjoying outdoor activities in our perfect climate, or being involved with some of the best community and charitable organizations such as the Boys & Girls Clubs of Metropolitan Phoenix or Arizona Humane Society, the sun is shining.

And of course, our team's greatest passion is helping to find your next home. Be it on the resale market or in one of several fantastic new home communities we represent throughout the Valley - we're committed to making your real estate goals a smooth and satisfying experience.

Your Paradise Valley Realtor®,

Scott Grigg

The Grigg's Group
Realty Executives | #1 Luxury Team
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Your Arizona Luxury Home Specialists



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- ◆ Top Ranked Realtor by the Wall Street Journal 8 years consecutively
- ◆ Top Ranked Realtor by the Phoenix Business Journal 8 years consecutively
- ◆ 2-Time Arizona Republic Reader's Choice for the Best Luxury Home Agent



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Paradise Valley Home Report

PARADISE VALLEY SINGLE FAMILY HOMES

(August to November 2019)

Avg. Sale Price

\$2,184,637 

Avg. Price/SQFT

\$395 

Number of Sales

85 

Avg. SQFT

5,435 

Avg. Days on Market

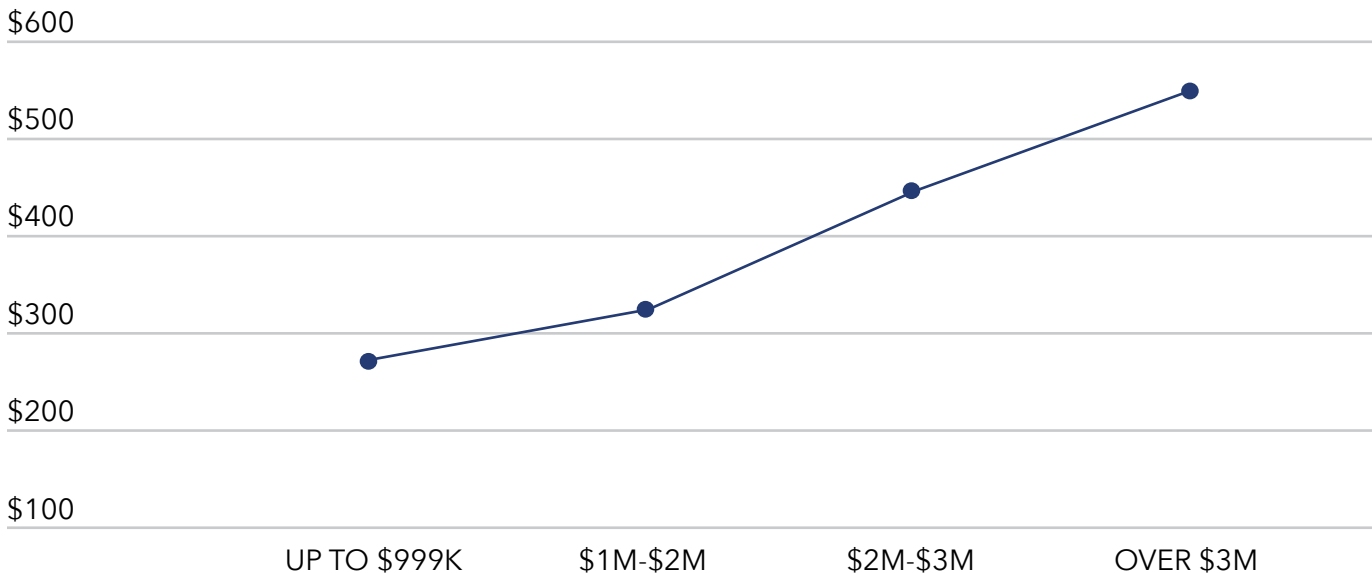
132 

Active Listings

281

AVERAGE PRICE PER SQUARE FOOT

As in most areas, the average price per square foot in Paradise Valley tends to increase as we move up the price scale.



SIGNIFICANT CLOSED SALES

Paradise Valley (August to November 2019)

SUBDIVISION	ADDRESS	SALE PRICE	SQFT	\$/SQFT	LOT SIZE
Camelback Lands	5320 N Casa Blanca Dr	\$6,900,000	7,739	\$891.59	97,239
Paradise Valley Estate	7000 Mummy Mountain Rd	\$5,850,000	9,471	\$617.68	145,911
Camelback Lands 4	5088 N Casa Blanca Dr	\$5,500,000	9,925	\$554.16	49,202

New Home Communities

SEVEN DESERT MOUNTAIN™

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. Model home expected to be ready in January 2020.

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.

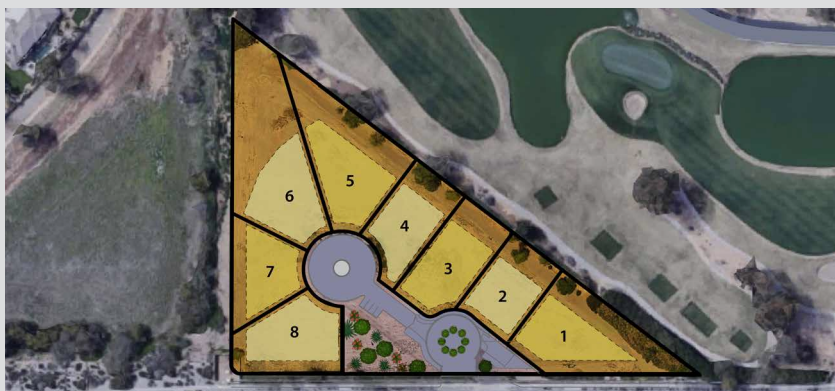
The No. 7 at Desert Mountain™ golf course will be one of only two private par 54-rated courses in the United States, a significant distinction that is expected to attract a great deal of interest among golfers of all ages and ability levels.

Sales are now happening! 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	\$2,422,500

*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. Subdivision Report has been received.



Now Selling!

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
- Pricing starting at \$2,350,000

Subdivision Report has been received



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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 \$1,950,000.**

Choose Your Finishings



Immediate Move-In

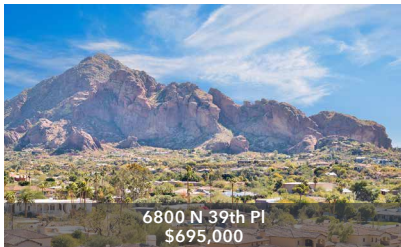


Quick Move-In Available



PARADISE RESERVE - HOMES & LOTS FOR SALE

Prices starting at \$1,595,000. Square footages range from 2,625 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. Estate views lots available from 1 to 3.5 acres, **starting at \$695K.**



Just Listed



Spec Home



Former Model Home



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Paradise Valley Featured Homes

FEATURED LISTING - CHOLLA HEIGHTS



5220 N 61st St

Offered at \$6,995,000

Last One Available in Community! Custom built home with 5779 SF of living space. 3 bed plus an office, 3 full baths and 2 powder baths, with a 4-car garage. Game room on the lower level that walks out to your private oasis. Great room and dining area separated by dual-sided fireplace. All bedrooms have walk-in closets and en-suite baths. Master suite on one end of the home with dual private toilet rooms, dual sink vanities, large walk-in closet.



6750 N 39th Pl | Sold at \$1,475,000



7019 N 69th Pl | Sold at \$4,050,000



9324 N 58th St | Sold at \$2,400,000



6346 E Mountain View Rd | Sold at \$2,090,000



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Paradise Valley Featured Homes

JUST LISTED



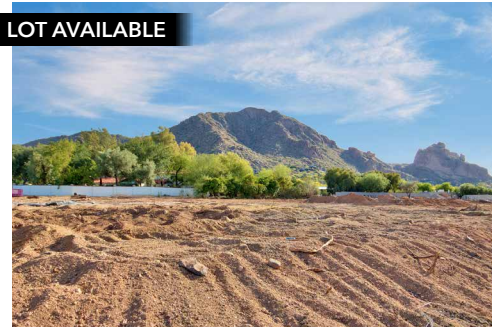
6810 E Valley Vista Ln | \$4,050,000

PRIVATELY GATED



5030 E Mockingbird Ln | \$5,649,000

LOT AVAILABLE



6022 N 59th Pl | \$1,850,000

HILLSIDE ESTATE



6525 N 37th St | \$3,495,000

RENOVATION OPTIONS



4223 E Marlette Ave | \$1,975,000

GATED COMMUNITY



9041 N 46th St | \$1,195,000

JUST LISTED



6817 N 46th Pl | \$5,595,000

HILLSIDE LOT



5023 E Red Rock Dr | \$1,195,000

BUILD YOUR DREAM ESTATE



7525 N Ironwood Dr | \$1,295,000

OPEN HOUSE DAILY



6523 E Berneil Rd | \$3,799,000

Located in the heart of Paradise Valley in the luxury community of 7M Ranch Estates is this 4 bedroom plus a den, 4.5 bathroom, contemporary-style estate home! Built by Cullum Homes, this home was built out of ICF poured insulated concrete foundations making it extremely energy efficient and very quiet. VRV Daikin AC system with every room individually zoned. House is set up as a smart home with a fully automated Savant Pro smart home system to control entire home. Privately gated residence with an auto court along with a five-car garage. Total of four motorized pocket doors to create the ultimate indoor/outdoor living with custom electronic screens. Beautiful pool perfect for entertaining. So many custom features throughout the home! Private guest house with single car garage. This private estate home offers convenient access to all parts of the valley, tucked within a serene and uncluttered Sonoran Desert setting.

Scott Grigg

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*New Home Development Sales, Builder
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As seen on:



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

It's not whether you get knocked down, it's whether you get up." - Vince Lombardi



On The Cover:

6658 E Indian Bend Rd


Offered at \$4,500,000

Located in the highly exclusive guard-gated community of Judson is this 5 bed, 7 bath estate! Home just recently underwent a full remodel. 9430 SF of luxurious and spacious living. Separate formal living, gaming/bonus and formal dining areas. Open great room surrounded by double French doors and wood beam ceiling and fireplace. Two very large kitchen islands, both with eat-up bar seating. Brand new cooktop just installed. Master suite has a private office and patio. Theater room. Attached guest house with living area, full-size kitchen, private bedroom and bathroom. Resort-sized pool and spa were just recently installed with waterfall features. Covered patio area around almost the entire home. Great location in Paradise Valley, with lots of privacy as the community is guard-gated 24/7. Home sits on 1.4 acre lot.



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