

December 2018

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CONDO TOWNHOME & LOFT LIVING AZ



Shea Homes Arizona

ASK THE EXPERT

Condo lingo: CC&Rs

Source: Greg Hague, an Arizona attorney and real estate broker and founder of Scottsdale-based Hague Partners

Q What should a condo owner know about their community's CC&Rs (Covenants, Conditions and Restrictions)?
Hague: Here are five points I always suggest:

1. Talk with current residents to verify that the HOA enforces the rules of conduct. If you're the kind of person who likes to be assured that everyone is playing by the same rules, this is key.
2. Ask for a letter from the HOA indicating if there are any major expenditures planned or discussed that could significantly deplete the reserve fund and raise the HOA fee.
3. Ask how much is in the reserve fund to cover future repairs and whether this seems to be enough. Get the answer in writing.
4. Ask how long the property management firm has been taking care of the property. A recent change should be explored; find out why the management change was made.
5. Ask about livability restrictions that are important to you such as the pet policy, guest parking and grilling on your patio. Think about your lifestyle.

Reported by David M. Brown



Michael Duernholz via Optima Kierland

Easy entertaining

Happy year-round hosting!

By Debra Gelbart

There are often more opportunities for hosting festive gatherings in condo and townhome communities than there are in single-family homes.

Optima Kierland in Scottsdale, for example, "has several large communal areas, including a sprawling lobby with seating areas, a coffee station, an indoor lounge area with a kitchen and large outdoor patio, a rooftop pool area with lounge seating, cabanas and kitchen areas that are all ideal areas for entertaining," said Crel Vogel, regional sales manager at Optima Kierland.

Julia Gaskill, Shea Homes Arizona design studio manager, agreed, pointing out that moving to a condo lifestyle "doesn't mean you have to move away from a lifestyle of entertaining. What it does mean is that you will need to find a floorplan that best fits you and your way of life," she said. "The square-footage in modern-day condos

“A well thought-out floorplan and furniture scaled properly makes it easier to transform the space to entertain friends and family.”
 —Crel Vogel, Optima Kierland

can range dramatically; some may start at approximately 700 square-feet while others boast more than 2,000 [square-feet]."

Ideal gathering spaces

Incorporating a large kitchen island that can host a buffet or drink station "is a great way to transform a morning eating area

Expert tips for glamming-up your gathering spaces

Vogel: "Set up your polished wine or cocktail glasses and place a few candles near them so the light sparkles off the stemware. Simple glass vases with the same color flowers of various heights also adds a chic element to your everyday living space."

Gaskill: "Using furniture pieces with tailored lines in a similar light-toned fabric will make the space seem larger by allowing the eye to flow through the room; by using a repeating accent color throughout certain areas, it will visually unify those spaces. Furnishing your space with ottomans or decorative drum stools are excellent ways to have pieces that are decorative and functional — these items can be utilized as extra seating when your party outgrows traditional seating."

into a hosting perk," said Taylor Vos, project manager for Main Street Place, a collection of luxury condominiums in Downtown Scottsdale. "We have integrated a chef's kitchen into a few of our condos for owners who host a lot. These spaces often duplicate the front kitchen so that food preparation and cleaning can still happen in the back while hosting in the main living space."

Gaskill also said that the kitchen is an appealing gathering space. "While the living room is still the most common area for entertaining," she said, "the kitchen and patio are becoming frequently used spaces for gatherings. Extending your inside to the

Easy entertaining: continued on page C2

FEATURED COMMUNITIES

Monterey Ridge

By Cachet Homes

Monterey Ridge is a gated luxury condominium community within walking distance to a bevy of restaurants, theaters and shopping venues. In addition to easy access to hiking and golfing, Monterey Ridge boasts a beautiful pool and spa as well as mature landscaped common areas, outdoor grills and alfresco dining areas.

Monterey Ridge has five distinct single-level floorplans ranging from 1,091 to 1,870 square-feet. Elevators are available in each nine-plex.

DETAILS

Number of homes: 189
Prices: From \$306,900
Address: 17850 N. 68th Street, Phoenix
Directions: Take Loop 101 South on Scottsdale Road, turn west on Princess Drive until road turns to 68th Street.
Sales office hours: 10 a.m.–5:30 p.m. daily; 11:30 a.m.–5:30 p.m. Sun.
Phone: 480-356-0179
Website: CachetHomes.net



Scott Sander Photography via Cachet Homes



Scott Sander Photography via Cachet Homes

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Courtesy of K. Hovnanian® Homes

Skye

By K. Hovnanian® Homes

Located along the McDowell Corridor in South Scottsdale, Skye features semi-detached garden homes ranging from 1,952 square-feet to 2,352 square-feet. These two-story homes offer open great rooms, owner's suites with luxury spa baths, and available rooftop decks (depending on the home).

Boasting easy access to shopping and dining in Old Town Scottsdale, Skye's amenities include a pool, barbecue pavilion and a state-of-the-art fitness center.

DETAILS

Number of homes: 79
Prices: From the upper \$400,000s
Address: S.W. corner of 69th Street and McDowell Road, Scottsdale
Directions: Take I-10 west to exit 153A for the AZ-143 N. toward Sky Harbor. Continue onto AZ-143 N. Turn right onto McDowell Road.
Sales office hours: 10 a.m.–6 p.m. daily; 1–6 p.m. Wed.; 11 a.m.–6 p.m. Sun.
Phone: 877-546-8669
Website: khov.com/Skye



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Locator Maps



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outside is a fantastic trend ... especially in climates that allow for year-round outdoor enjoyment.”

Indeed, Vos said: “Every one of our condos features a large patio that opens up to the inside space allowing larger parties with minimal effort. This is one of our main selling points to people looking to downsize.” He noted that within Main Street Place, “we have incorporated large stacking sliding doors that allow our residents to completely open up to the outdoors. This allows easy flow for guests.”



Shea Homes Arizona

Maximum Impact
“An open floorplan can make all the difference when entertaining in a condo,” Gaskill said. “When your kitchen transitions

into the living and dining area, it creates a flowing design and inviting ambience ... creating more opportunities for interactions between you and your guests. Open floorplans are perfect for large kitchen islands, which are quite the gathering spot — practically guaranteeing the success of any social event.”

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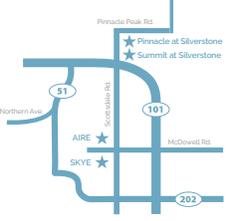
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