

- Home
- News
- Features
- Market Data
- Research Center
- Directories
- Product Gallery
- Awards
- Multimedia
- Slideshows
- Webinars
- Blog
- Polls
- Events
- Editorial Calendar

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Sterling at Silverleaf Phase Two Coming to Scottsdale

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- Sterling at Silverleaf Phase Two Coming to Scottsdale**
Feb. 4, 2013 - Plans were finalized in mid-January for phase two of Sterling...

Home » Featured Content

Feb. 4, 2013

Sterling at Silverleaf Phase Two Coming to Scottsdale

By Jeffrey Steele, Contributing Writer



Scottsdale, Ariz.—Plans were finalized in mid-January for phase two of Sterling at Silverleaf in Scottsdale, Ariz. A dozen luxury villas starting at \$2.2 million will

break ground in early spring, with a phase three of 213 luxury condominiums to follow.

The two-story villas are offered in three floor plans and measure from 3,900 to 4,200 square feet. The phase three condominiums to be built later will average 1,892 square feet. Residents will be able to avail themselves of the services of a dedicated concierge and valet services as well as other five-star amenities.

Silverleaf is the most affluent area within DC Ranch, a master-planned golf community that is one of the most prestigious private communities in Arizona.

Silverleaf is comprised of 2,000 acres nestled within the secluded McDowell Sonoran Preserve, and includes 736 home sites. The invitation-only Silverleaf Club features a 50,000-square-foot rural Mediterranean-style clubhouse, spa and an 18-hole Tom Weiskopf-designed golf course.

The condominiums within Sterling at Silverleaf are the first and only condominiums that will ever be built in all of DC Ranch. The time is right for this type of luxury condominiums in this particular location, according to the developer, Sterling Collection Development Group.

"In the marketplace, we see a lot of owners of second, third and fourth homes downsizing from their main residences," Nathan Day, president of Sterling Collection Development Group, tells *MHN*. "They're acquiring luxury properties worldwide where they would like to spend time. And there is currently nothing like this in the north Scottsdale market. To enjoy the full lock-and-leave ability, with all amenities they desire and Arizona weather, is a distinctive opportunity."

The condominiums at Sterling at Silverleaf will fetch in excess of \$1 million each. The development's targeted buyer is a seasonal resident who seeks carefree luxury, Day says. "It's meeting a demand in the marketplace to have a high-end luxury lifestyle, without the maintenance of an estate," he reports.

Internationally acclaimed architect Bing Hu is designing all of the residences within Sterling at Silverleaf.

The high-desert development offers a timeless approach to Mediterranean design, and a striking mix of Italian Renaissance and Spanish Revival architecture. Residents will enjoy luxuriant courtyards with fruit trees, mature landscaping and panoramic views of mountains and city.

Features of the homes will be top of the line, and include Sub-Zero and Wolf appliances, natural stone slab countertops, natural stone and wood floors, custom cabinets, iron stair railings and custom wire-brushed beam ceilings.

Residents will savor the most up-to-date residential technology available; Crestron home automation systems will provide the ability to remotely control audio, video, lighting and wine room temperature.

While the luxury features are certain to attract many residents, Day does not soft pedal the climate's role in luring interested buyers. "How many days of sun does Phoenix get?" he asks. "That's 296 days per year."