



The woman adjusts Sunny Klatsch's hat as she looks on at Scottsdale's annual Hat Festival. The man is... **COMMUNITY LIVING**, page 3

**2nd stabbing at Martini Ranch**

**Ex-city manager eyes possible run**



**NE VALLEY NEWS** 29 WEDNESDAY, JUNE 26, 2013

# Sterling's DC Ranch villas nearly sold out

12 more homes, 213 condos are planned

By Michael Clancy  
The Republic | azcentral.com

Sterling at Silverleaf, a small development of villas in the Silverleaf section of DC Ranch, has sold 14 of 16 homes in its first phase, with 12 more planned in a subsequent phase.

The project, a revival of a previous effort by Scottsdale architect Bing Hu, was sold in a foreclosure auction in 2008. The new developer is the Sterling Collection Development Group.

Construction got under way on the Sterling Collection's efforts in April 2011.

The two homes remaining are models priced at a little more than \$1.7 million. Both have 3,439 square feet with four bedrooms and 4½ baths.

The development sits on 12 acres northeast of the DC Ranch Village Club at Thompson Peak Parkway and Legacy Boulevard.

Sterling President Nathan Day said the villas are built in pods of four, with a common courtyard and limited private outdoor space.

Day declined to provide how much

Sterling paid for the property. He also declined to identify his partners.

The 30-year-old company president said he and his investors and partners decided five years ago to diversify their venture capital fund into real estate to take advantage of depressed prices.

The Sterling homes feature numerous energy-efficient features, including foam insulation and LED bulbs throughout. An iPad-driven system controls security cameras, lighting, heating, cooling, window shading and the pump and filter for a small pool.

Day says the homes are the only ones in Arizona certified as meeting the National Association of Home Builders' gold standard.

"We've developed a really strong niche, and I feel a lot of pride," he said.

Luster Custom Homes is the builder. Day said the company is owned by a friend.

Most of his buyers use the villas as second or third homes, he said.

Construction of a second phase, including 12 homes starting at \$2.2 million, should begin before the end of the year. Four floor plans are available in sizes of 3,900 to 4,200 square feet.

Plans are being finalized for Phase 3, which will include 213 condominiums. No further details were available.



**Take a look and change your view. We have.**

Arte Resort Retirement offers 5-Star resort independent living in the heart of Scottsdale. Under new ownership and award-winning management provided by Senior Lifestyle Corporation, residents at Arte Resort Retirement enjoy freedom, friendship and innovative programs that help them live healthier, more fulfilling lives. Residents that desire freedom to live on their own but with the safety and security of a retirement community thrive in immaculate 1 or 2 bedroom apartment homes with all the bells and whistles. And, for residents that need more progressive care, our assisted living apartments provide the medical care and attention necessary with the freedom of independent living.

**See what a difference a change in your view can make. Join our team for a tour today and lunch is on us. Schedule a tour today! Call 480.451.1800**

INDEPENDENT LIVING | ASSISTED LIVING

**ARTE RESORT RETIREMENT**  
a Senior Lifestyle community

Visit us at 11415 N. 114th Street in Scottsdale.  
[www.seniorlifestyle.com](http://www.seniorlifestyle.com)



To advertise in  
*The Arizona Republic*  
call 602.444.7940

**GARAGE CABINETS** Summer **SIZZLER** Special

**12 FT. GARAGE ORGANIZER**

• FAMILY-OWNED SINCE 1971  
• OVER 100,000 GARAGES  
• LIFETIME WARRANTY  
• CHOICE OF COLORS

**Neil's GARAGE CABINETS**

**\$498** INSTALLED  
Offer Expires 7.29.13

Evening & Weekend appts. available  
**WEST VALLEY 623.583.1044**  
**EAST VALLEY 480.990.3400**  
[www.neilsgaragecabinets.com](http://www.neilsgaragecabinets.com) LIC# ROC214253

