

YOUR GUIDE TO

GREATER PHOENIX

EDITION NUMBER | 02



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Owning a home is a keystone of wealth...both financial affluence and emotional security.

Anonymous

In every industry, there are both leaders and followers. By reading this, you have chosen to collaborate with a real estate market leader.

The process of presenting a property and guiding clients through the intricate steps leading to a successful transaction is a complex undertaking. However, when executed by individuals with exceptional connections and profound expertise, it becomes evident.

The concept of home and the sense of belonging have never been more cherished. We all yearn for a place to call our own, signifying ownership of a specific space where we can seek solace and security. In today's world, homes not only serve as refuges but also as workplaces. We now demand more from our homes than ever before.

Within this publication, we take immense pride in introducing our company and its remarkable individuals. We showcase their services and celebrate their achievements.

Furthermore, we are equally proud to share details about competent companies ready to assist you in creating your dream home.

Whether you are buying or selling, relocating, or investing, we extend our best wishes for your success. We sincerely hope that any part of your recent experience will lead you to the ideal space you desire.

The Guided Luxury Team



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smart automation

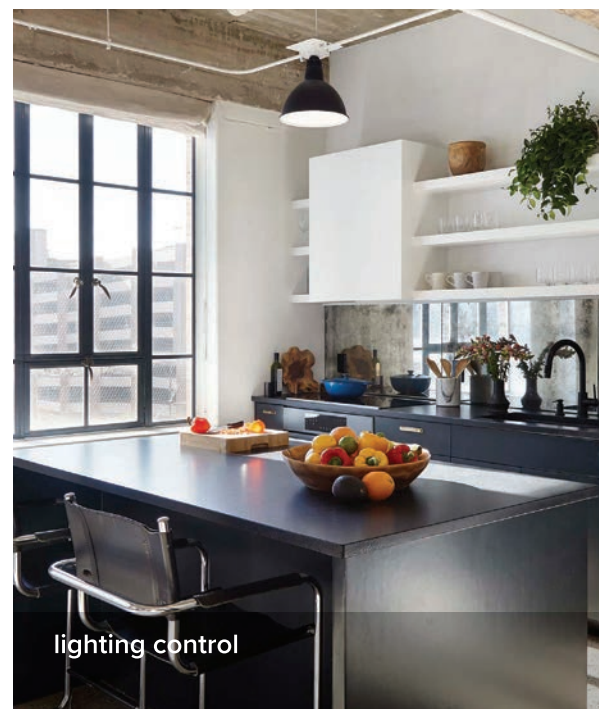
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Welcome to...

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Nestled amidst the breathtaking beauty of rugged mountain ranges and the boundless expanse of the Sonoran Desert, the Greater Phoenix area sprawls majestically over 500 square miles of pristine landscape. Comprising 24 distinct municipalities, each with its own unique charm, allure, and flavorful experiences, it offers visitors an unparalleled glimpse into the vibrant heart of the nation's fifth-largest city. Boasting a vibrant population of approximately 5 million residents, Greater Phoenix stands tall as one of the largest and most dynamic metropolitan areas in the United States, beckoning explorers from near and far to uncover its wonders.

From the tranquil embrace of expansive national forests to the rich cultural tapestry of American Indian communities, Greater Phoenix beckons with an array of enchanting experiences waiting to be uncovered. Delve deeper into the essence of communities like Scottsdale, Tempe, Glendale, and more, each promising a perfect haven for your next unforgettable visit. Embark on a journey of exploration and discovery, and unveil the hidden treasures that make each locale a captivating gem in the crown of Greater Phoenix. With its vibrant arts scene, thriving culinary landscape, and year-round outdoor adventures, Greater Phoenix offers an unparalleled fusion of urban sophistication and natural splendor.





Brand Heritage

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Built on this tradition of excellence, Sotheby's International Realty launched in 1976 to market cherished homes and luxury real estate to qualified home buyers worldwide.

We have earned the distinction of being ranked among the top most trusted brands in residential real estate. Our reputation reflects our commitment to exemplary service and to expanding a global marketing network that lifts the visibility of our clients' homes.

Sotheby's International Realty's exceptional investment in reaching qualified buyers locally, nationally, and internationally ensures the maximum return on the homes we represent.

Our network strength encompasses more than 1,100 sales offices across over 83 countries, digital media delivering over 1 billion annual online impressions, and partnerships with premier global media.

A Legacy of Excellence

Since 1744, Sotheby's has defined the art of marketing the world's most cherished valuables. Today, our legacy of excellence extends beyond art and possessions to the elevated homes of our esteemed clients.

Over the centuries, Sotheby's has earned a reputation for uniting discerning purchases with world-class works of art and marketing the world's most treasured possessions. Our name is synonymous with excellence, and our legacy is an edifying testament to the art of showcasing the extraordinary.

This legacy is our clients' unique advantage. Every home we represent is elevated by our distinguished brand, and gains access to exclusive marketing opportunities with Sotheby's auction house.

Just as Sotheby's has redefined the art of marketing prized possessions, we elevate your home to a new standard of excellence. Benefiting from the heritage, expertise, and global recognition that Sotheby's has cultivated for nearly three centuries.



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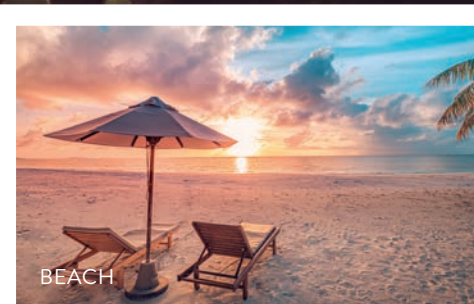
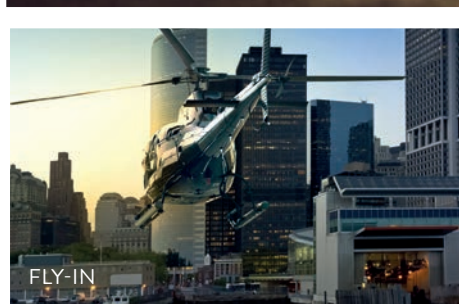
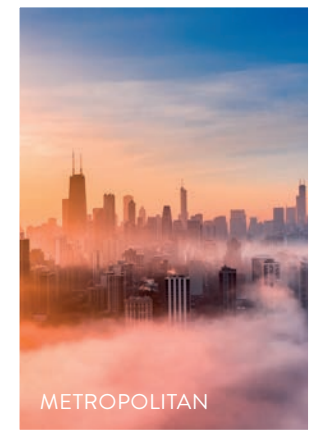
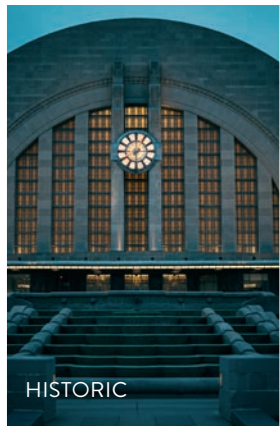
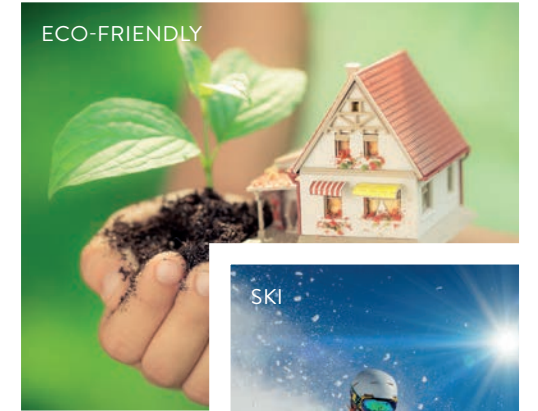
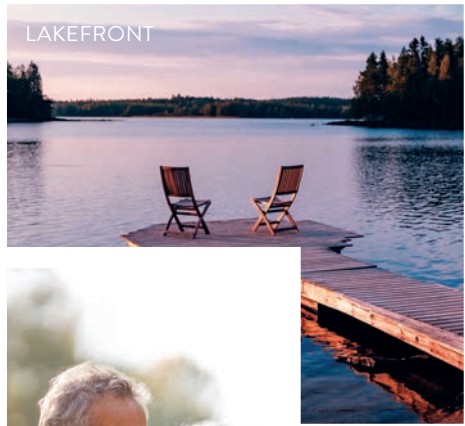
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PRICE IN 2022

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OVER YEAR

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THE NEWS

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SALES ASSOCIATES

1744

THE YEAR OUR
HERITAGE BEGAN

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TERRITORIES
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Established in 1976, Sotheby's International Realty is the only true global real estate brand. Through our vast global footprint, local expertise, and unequaled referral network, we ensure that the properties we represent receive the far-reaching exposure only Sotheby's International Realty can provide.

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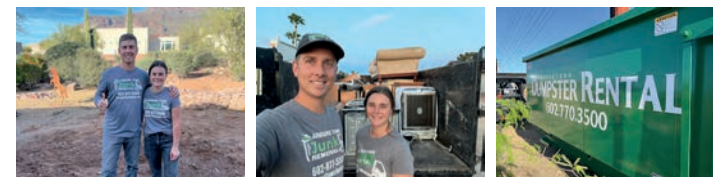
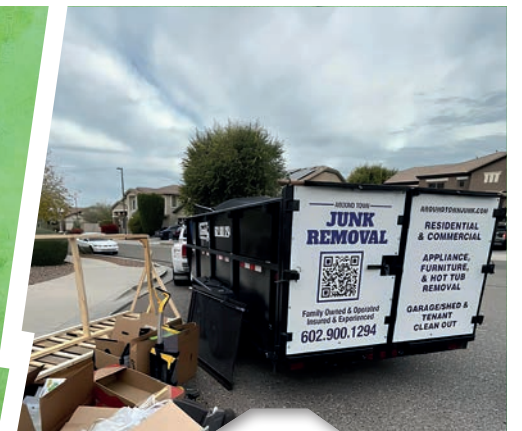
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Greater Phoenix

Welcome to Russ Lyon Sotheby's International Realty, a premier real estate brokerage with a rich legacy of excellence spanning over seven decades. Founded in 1947 by Russ Lyon Sr., the Russ Lyon Realty Company laid the foundation for what has become a \$7 billion-dollar, full-service brokerage renowned for its exceptional service, innovation, and strategic growth.



From its humble beginnings with just three employees, Russ Lyon Sotheby's International Realty has flourished into a powerhouse brokerage with over 900 full-time real estate advisors and 13 offices spanning Arizona, from Tubac and Tucson to Scottsdale, Carefree, Cave Creek, Peoria, Fountain Hills, Prescott, Sedona, and Flagstaff. This expansive network ensures that clients receive unparalleled service and access to some of the most extraordinary properties across the state.

Russ Lyon's commitment to treating clients with fairness, dignity, and respect has been ingrained in the company's ethos since its inception. Russ's son, Dennis Lyon, continued this legacy of excellence when he took the reins of the family business in the 1970s, further expanding and strengthening the company's foothold in Paradise Valley, Scottsdale, and Phoenix.

The Lyon family's connection to Arizona runs deep, with Russ Lyon Sr. discovering the Valley of the Sun's allure during a fateful stopover while traveling to Hollywood in the mid-1940s. Inspired by the beauty and

opportunity he found in Arizona, Russ Sr. made the bold decision to relocate his family permanently and pursue a new venture in real estate.

In 2022, we proudly celebrated our 75th anniversary, marking a milestone in our journey of providing exceptional real estate experiences to clients across the state. Over the years, we have built a reputation for representing some of the most extraordinary properties in Arizona, from sprawling desert estates to secluded mountain retreats, urban penthouses, and beyond.

At Russ Lyon Sotheby's International Realty, we are committed to upholding the highest standards of professionalism, integrity, and excellence in everything we do. Whether you are searching for your dream home, seeking to sell your property, or exploring investment opportunities, we are here to guide you.

Experience the difference at Russ Lyon Sotheby's International Realty and discover the extraordinary possibilities that await you in Arizona's diverse and dynamic real estate landscape.





Russ
Lyon

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“

The Russ Lyon Foundation

The Russ Lyon Foundation strives to organize and work as a collective force, more powerful than the sum of the individuals, to improve the lives and communities of those in need while spreading compassion and kindness within our state and across our borders.

— Todd Gillenwater | Russ Lyon Foundation Founder

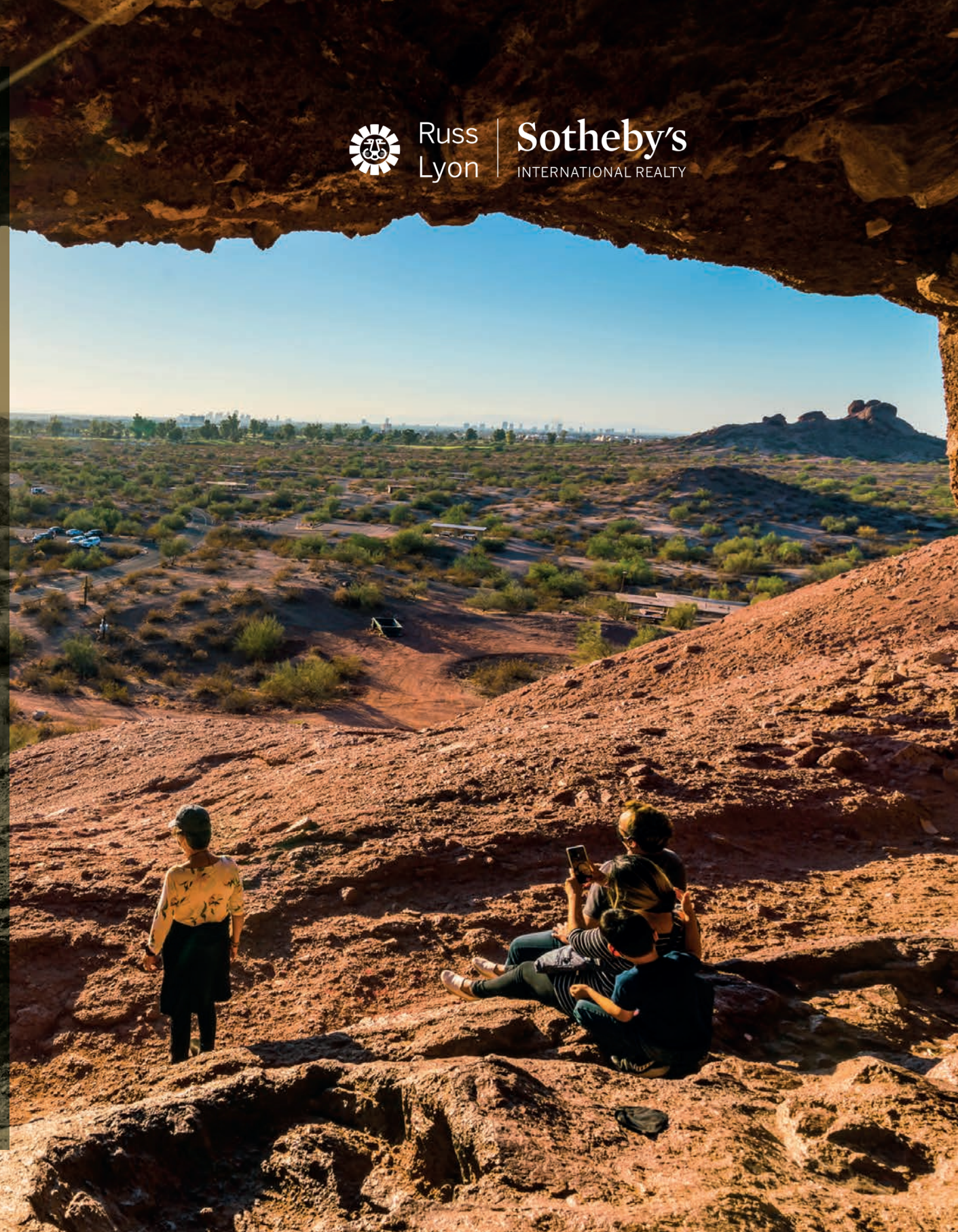
10th

ANNIVERSARY

2024

Together, all things are possible.

russlyonfoundation.org



Discover Greater Phoenix

Welcome to Greater Phoenix, where vibrant communities, stunning landscapes, and endless opportunities await. Whether you're a seasoned local or considering a move to this dynamic region, join us as we explore the diverse neighborhoods, attractions, and amenities that make Greater Phoenix a sought-after destination for homeowners and investors alike.

PHOENIX: THE HEART OF ARIZONA

As Arizona's capital, Phoenix is a bustling metropolis bursting with cultural diversity and endless opportunities for exploration. Discover vibrant districts like Roosevelt Row and Melrose, where local artistry and creativity thrive. Dive into the beauty of the Sonoran Desert at the Desert Botanical Garden, or

challenge yourself with a hike up Camelback Mountain for stunning panoramic views of the city.

EAST VALLEY: THE HEART OF ARIZONA

Venture into the East Valley and immerse yourself in nature's wonders. Mesa boasts the majestic Superstition Mountains, offering countless trails for hiking, biking, and exploration. In Scottsdale, lose yourself in the tranquility of the McDowell Sonoran Preserve, a sprawling desert sanctuary. After a day of outdoor adventures, experience the electric atmosphere of downtown Tempe's Mill Avenue, lined with trendy shops, vibrant eateries, and lively entertainment options. Alternatively, explore the upscale charm of Old Town Scottsdale, where art galleries, boutiques, and world-class dining experiences await around every corner.

WEST VALLEY: SPORTS, ENTERTAINMENT, & OUTDOOR BLISS

For sports enthusiasts and outdoor aficionados, the West Valley is a paradise waiting to be explored. Catch a game at one of the Cactus League Spring Training stadiums or root for the Arizona Cardinals at their state-of-the-art stadium. Indulge in retail therapy and entertainment at the bustling Westgate Entertainment District before heading out to relax at Lake Pleasant, where water activities and stunning sunsets await.

Whether you're seeking the excitement of city life, the tranquility of nature, or the thrill of sports and entertainment, Greater Phoenix has it all. Come discover the vibrant heart of Arizona and make this dynamic and diverse region your home sweet home.



Relocation

Guide



You may have heard that one of the most frustrating and stressful life events is moving from one home to another. However, we strongly disagree with this notion. While we understand that there is a lot to handle and numerous logistics to sort out, moving shouldn't be seen in such a negative light.

Moving represents the first step towards a wonderful new world, filled with discovery and excitement. It offers an opportunity to engage with a new place, make friends, and uncover fresh opportunities for the future. For those ready for an adventure, few things are as thrilling as relocating. Keeping this in mind can make the necessary tasks and challenges of moving easier to face.

When it comes to moving to a new place, there may be additional

concerns that others don't face. Ensuring the safe transport of valuable belongings requires extra care and attention. Lifestyle changes will have a deeper impact as new communities come with different requirements. Naturally, the financial aspect needs to be taken seriously, and local conditions may require increased prudence when managing your wealth.

None of these challenges are insurmountable—you can overcome them! However, it's essential to approach the process prepared and well-informed. Just as you have strategically navigated previous significant moves to reach your current elevated status in life, applying strategic thinking and executing well-thought-out plans can ensure a smooth transition to your new home.



PACKING LIKE A PRO

First and foremost, let's address the physical aspect of your move: transporting all your belongings from Point A to Point B. As a homeowner, you undoubtedly have a multitude of valuable possessions to consider protecting properly during this transition.

To make the packing process smoother and more secure, our top advice is to seek the assistance of professional movers who specialize in handling elite possessions. Delicate items like chandeliers and decorative vases require special care to arrive at your new home unscathed. Custom-built, reinforced wooden crates are often necessary to ensure their safe transportation.

Enlisting professionals for packing offers several benefits. They can help create a meticulous inventory of your most precious belongings, providing peace of mind during the move. This service is particularly popular among homeowners with valuable items such as fine art and jewelry.

When hiring professionals, verify their track record in moving luxury items and ensure they are properly licensed, insured, and bonded, especially for interstate moves. Obtaining appropriate insurance coverage for all your belongings is also essential to provide financial protection in case of any mishaps.

Remember to keep important documents like deeds, financial records, and passports with you in secure, fireproof boxes during the move. Sensitive data stored on computers and hard drives may require personal handling and protection. Similarly, if you have valuable jewelry that is small and easily transportable, it is advisable to keep it with you throughout the move.

By following these guidelines, you can ensure a smoother and more secure transition to your new home, with your valuable possessions and important documents well taken care of.



TAKING THE LAY OF YOUR NEW LAND

Congratulations on successfully moving all your belongings to your new home at Point B. However, the physical aspect of relocation is just the beginning. Now, the real challenge begins: getting to know your new surroundings.

Moving to a new neighborhood means immersing yourself in a fresh community. Whether transitioning from urban to rural or experiencing a shift in everyday lifestyle, it's crucial to adapt and embrace the change. Take the time to meet your new neighbors, explore the local scene, and adjust your lifestyle accordingly.

Familiarize yourself with any local regulations imposed by the municipality, such as noise ordinances or landscaping requirements. Engaging with neighborhood associations and fellow residents can provide valuable insights into the local vibe and create opportunities to connect with the community.

Consider exploring local country clubs, golf courses, or community organizations to meet like-minded individuals and establish local networks. Involving yourself in activities such as the Parent-Teacher Association (PTA) or homeowners' associations can help you understand the functioning of your new area while making new friends.

Drive around the area to discover nearby shopping districts, restaurants, and parks. Test your work commute to understand travel times and plan your schedule accordingly. Embrace your new environment, familiarize yourself with its layout, and strive to feel comfortable as quickly as possible.

By engaging with your new community, embracing local customs, and exploring your surroundings, you'll soon find yourself settling into your new location. Enjoy the adventure of discovering and making the most of your new surroundings!



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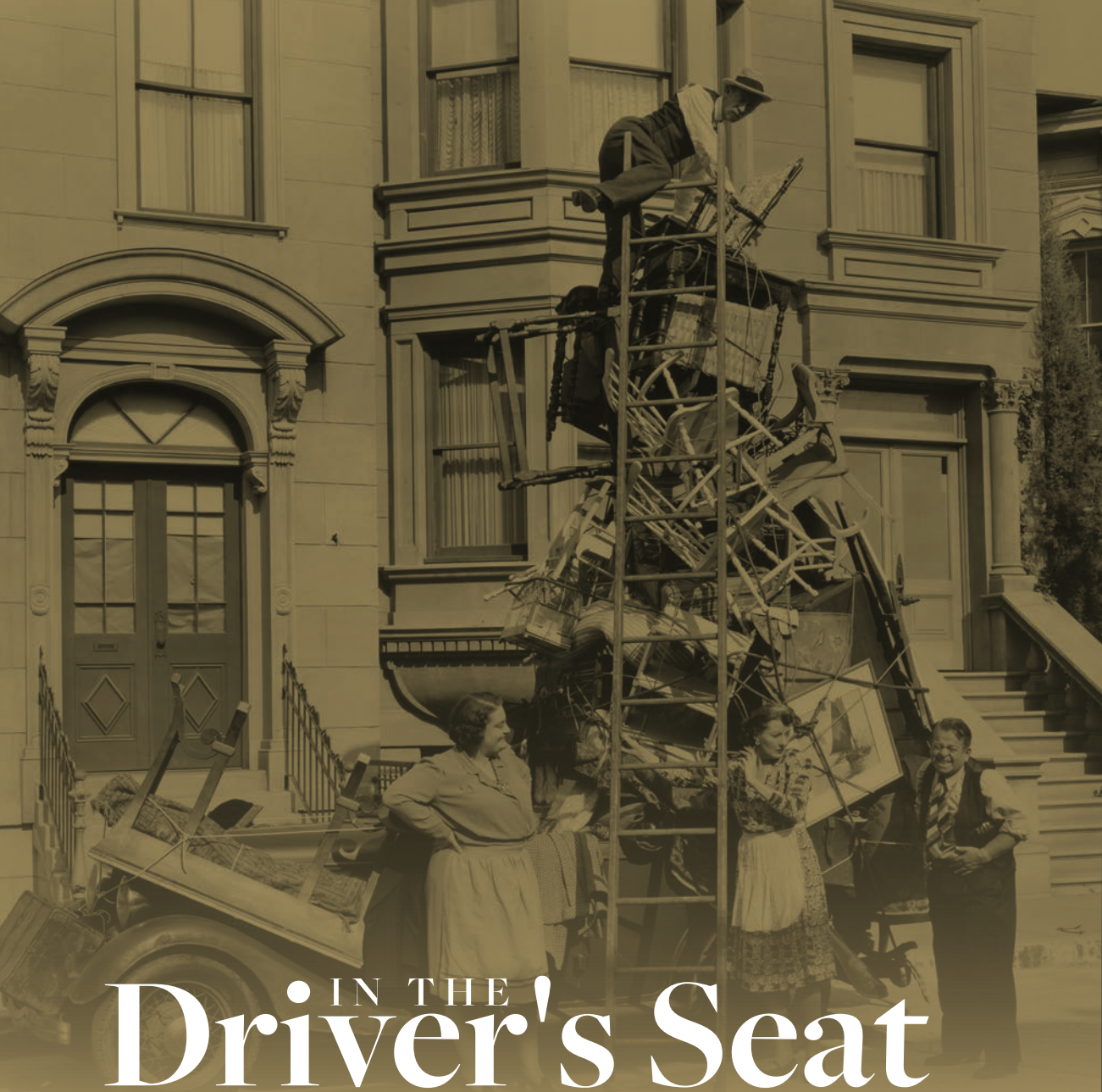
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BUSINESS HOURS

Monday - Friday: 11 am to 5 pm
Saturday: 11 am to 4 pm
Sunday: Closed



IN THE Driver's Seat

Moving to a new place means handling various official tasks to function properly in your new environment. Everyday functions you take for granted will need adjustments in your new location, especially when it comes to driving.

Upon arrival, be prepared to deal with vehicular matters. Different states have varying requirements for cars, boats, motorcycles, etc.

Some may need a local driver's test for a license, while car inspections may be mandatory in certain regions.

With a limited time frame, quickly update these items to ensure compliance. Swift action allows for a smooth transition and adherence to the specific regulations of your new area.

Money Matters

In summary, you've successfully moved yourself, your family, and all your belongings. But what else is there to consider? Well, you've also relocated your finances! Amidst the chaos of managing the practical aspects of moving, it's easy to overlook the fact that your financial situation will be impacted by your new home.

Different states, countries, and local municipalities have their own unique tax systems, and they can come at you from various angles. One obvious area to consider is income taxes. You may encounter an increase in this area or be moving to a state with no income tax at all. Planning for these financial changes, whether positive or negative, is crucial. Understanding how much more or less disposable income you'll have can greatly influence your decision-making process.

Businesses must also take into account the local tax climate. Corporate income tax rates can vary significantly from place to place.

Even in states without an income tax, other factors like sales taxes can impact your company's finances. The key to navigating these taxation matters is to engage the services of a reputable accountant. Start communicating with them before you move, allowing you to be well-prepared for any financial adjustments.

However, it's not all about the government taking your money; it's also about maximizing your earnings. Consider researching and identifying wealth management firms with impressive track records and experience in handling substantial portfolios. Establishing a relationship with professionals you can meet with regularly is invaluable, so it's important to connect with them as soon as possible.

During your relocation, don't neglect the financial aspect. Stay proactive, seek professional advice, and ensure that your finances are well-managed and optimized for success in your new home.





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GLASS.



Discover Phoenix

Located in the heart of the Southwest, Phoenix beckons with its vibrant blend of sunshine, culture, and innovation. Known as the vibrant heart of the Southwest, where sunshine, culture, and innovation converge, this dynamic city thrives amidst the stunning landscapes of the Sonoran Desert. Here, urban excitement harmonizes with natural beauty, offering an irresistible allure to those seeking a dynamic lifestyle. From the pulsating beat of its thriving economy to the eclectic charm of its diverse neighborhoods, Phoenix stands as a bustling metropolis brimming with opportunities and adventures. Let's embark on a journey to uncover the myriad delights that Phoenix has to offer, immersing ourselves in its rich tapestry of experiences.

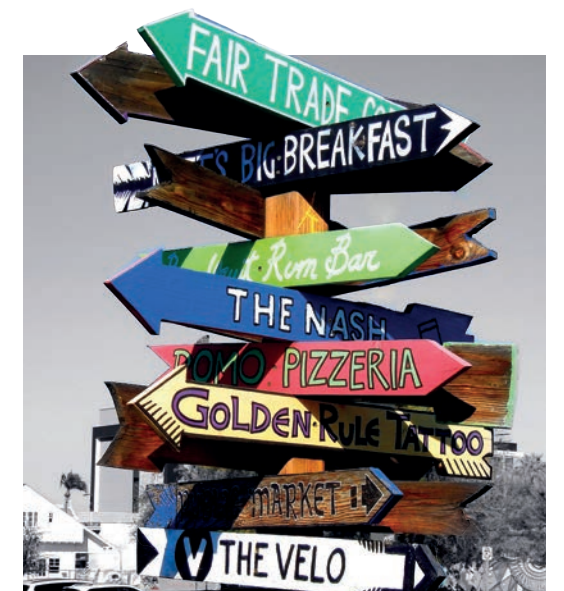
EMBRACE THE SUNSHINE

Phoenix boasts one of the most enviable climates in the United States, with over 300 days of sunshine annually. The mild winters offer a refreshing break from the intense summer heat, creating a perfect balance for outdoor enthusiasts to enjoy year-round activities. As the sun rises over the horizon, casting a golden glow upon the desert landscape, residents and visitors alike are drawn to the great outdoors. Whether you're embarking on invigorating morning hikes along picturesque desert trails, basking in the warmth of the sun while lounging by a sparkling pool, or savoring al fresco dining in charming cafes, Phoenix's abundant sunshine provides the backdrop for endless adventures. And as the day transitions into night, the city comes alive with a vibrant energy,

offering an array of cultural events, live music performances, and culinary delights to explore. Whatever your passion may be, in Phoenix, every day is bathed in sunshine and possibility.

DIVERSE NEIGHBORHOODS

From historic districts to modern developments, Phoenix offers a wide range of neighborhoods to suit every lifestyle. Downtown Phoenix buzzes with energy, featuring cultural landmarks like the Phoenix Art Museum and trendy eateries. For a more suburban vibe, explore family-friendly communities like Ahwatukee and Arcadia, known for their top-rated schools and lush greenery. Whether you prefer urban living or suburban tranquility, Phoenix has a neighborhood that feels like home.



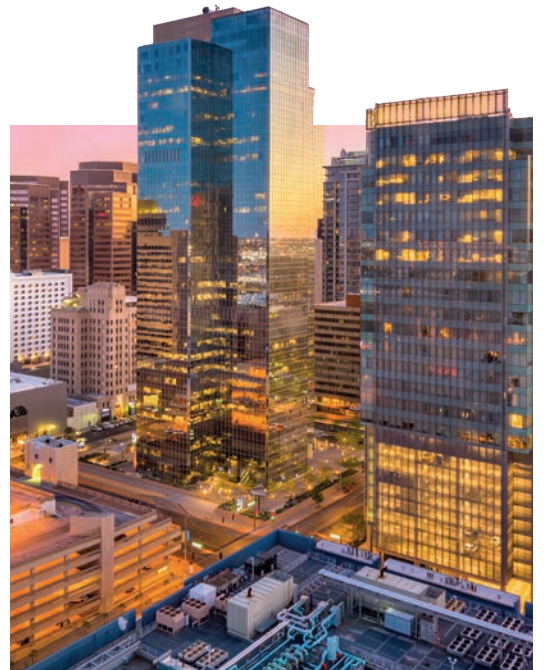


CULTURAL OASIS

Experience the rich tapestry of cultures that define Phoenix's vibrant arts and culinary scene. Indulge your senses at the Heard Museum, where Native American art and artifacts take center stage, or catch a Broadway show at the historic Orpheum Theatre. Foodies will delight in Phoenix's diverse dining options, from authentic Mexican cuisine in South Phoenix to upscale eateries in Scottsdale's culinary hotspots. Whatever your taste, Phoenix promises a feast for the senses.

ABUNDANT OPPORTUNITIES ON THE HORIZON

As one of the fastest-growing cities in the United States, Phoenix offers abundant opportunities for career advancement and economic growth. The city's robust economy spans industries such as healthcare, technology, and manufacturing, attracting top talent from around the globe. With major corporations and startups alike calling Phoenix home, the job market is brimming with possibilities. Whether you're launching a new business or advancing your career, Phoenix provides a fertile environment for success.





Discover East Valley

In the eastern reaches of Greater Phoenix lies a region brimming with allure and excitement: the East Valley. Here, amidst the sprawling desert landscape, vibrant cities like Mesa, Tempe, and Scottsdale beckon with their unique blend of natural beauty, urban sophistication, and rich cultural heritage. From the majestic peaks of the Superstition Mountains to the bustling streets of downtown Tempe's Mill Avenue, the East Valley promises an unforgettable adventure for residents and visitors alike. So, pack your sense of wonder and prepare to uncover the hidden treasures of this dynamic corner of Arizona. Whether you seek outdoor thrills, artistic inspiration, culinary delights, or simply a moment of tranquility amid the desert's vast expanse, the East Valley invites you to embrace the extraordinary and

make yourself at home in one of Greater Phoenix's most dynamic regions.

UNVEILING NATURAL WONDERS

The East Valley proudly showcases some of Arizona's most breathtaking natural wonders. In Mesa, the iconic silhouette of the Superstition Mountains captivates both residents and visitors alike, offering opportunities for hiking, rock climbing, and exploring the mysteries of the desert landscape. Meanwhile, Scottsdale's McDowell Sonoran Preserve boasts expansive trails, diverse flora and fauna, and panoramic vistas that leave an indelible mark on all who wander its paths. Whether you seek adventure or tranquility, the East Valley's natural splendor awaits your exploration.





URBAN VIBRANCE

Immerse yourself in the vibrant pulse of the East Valley's urban hubs. Downtown Tempe's Mill Avenue is a lively nexus of culture, entertainment, and culinary delights. From eclectic boutiques to cozy cafes and pulsating nightlife venues, there's something for everyone along this bustling thoroughfare. Equally captivating is Old Town Scottsdale, where historic charm seamlessly blends with modern sophistication. Explore art galleries, upscale boutiques, and world-class dining establishments while soaking in the rich tapestry of Scottsdale's cultural heritage. Discover hidden gems, vibrant street art, and delightful local eateries tucked away in charming corners, ensuring a memorable experience for every visitor.

CULTURAL HERITAGE

Delve into the East Valley's rich tapestry of history and culture. Mesa's Historic Downtown District invites visitors to step back in time with its well-preserved architecture, charming shops, and cultural attractions like the Mesa Arts Center. Meanwhile, Tempe's ASU Art Museum and Hayden Flour Mill provide glimpses into the region's storied past while celebrating its vibrant artistic spirit. And in Scottsdale, the Scottsdale Museum of Contemporary Art and the Heard Museum North offer immersive experiences that celebrate both Native American heritage and contemporary artistry.



OUTDOOR ADVENTURE

For outdoor enthusiasts, the East Valley is a veritable playground of adventure. Embark on a scenic hike through Usery Mountain Regional Park in Mesa, where winding trails lead to stunning vistas and encounters with local wildlife. In Tempe, the serene waters of Tempe Town Lake beckon kayakers, paddleboarders, and sailors alike, while Papago Park offers a picturesque backdrop for hiking, cycling, and picnicking. And for those seeking adrenaline-fueled thrills, the East Valley is just a stone's throw away from exhilarating experiences like hot air ballooning, desert Jeep tours, and more.

ENDLESS POSSIBILITIES

From the rugged beauty of the Superstition Mountains to the vibrant energy of downtown Tempe and the timeless allure of Old Town Scottsdale, the East Valley offers a lifestyle unlike any other. Whether you're drawn to outdoor adventure, cultural exploration, or simply savoring the finer things in life, the East Valley invites you to discover its endless possibilities and make yourself at home in one of Greater Phoenix's most dynamic regions.



Discover West Valley

Located within the vibrant pulse of Greater Phoenix, the West Valley emerges as a dynamic tapestry of cultural richness and natural splendor. Its essence extends beyond mere geographical boundaries, weaving together a mosaic of experiences that captivate the senses and inspire exploration. Here, amidst the bustling energy of urban life, lie pockets of tranquility and serenity, inviting travelers to pause, immerse themselves, and discover the myriad facets of this captivating region. From the iconic allure of Camelback Ranch and Surprise Stadium to the serene allure of White Tank Mountain Regional Park, the West Valley boasts a kaleidoscope of attractions, each promising a unique adventure waiting to unfold. Whether you're drawn to the adrenaline rush of water

sports at Lake Pleasant or yearn for leisurely ambles through charming downtown districts, the West Valley unveils a world of possibilities, where every corner holds the promise of discovery and delight.

NATURAL ESCAPES

Escape the urban hustle and reconnect with nature at Lake Pleasant, an idyllic retreat amidst the rugged Sonoran Desert. Whether you seek thrilling water activities or peaceful solitude, Lake Pleasant provides endless opportunities for outdoor adventure. Cruise the waters, fish for the catch of the day, or simply soak up the Arizona sunshine on sandy shores. With its stunning vistas and varied recreational options, Lake Pleasant invites nature lovers and outdoor enthusiasts to explore its pristine beauty, unwind

in the tranquility of its surroundings, and create cherished memories to last a lifetime.

ENTERTAINMENT GALORE AT WESTGATE

Immerse yourself in the lively atmosphere of the Westgate Entertainment District, a hub of excitement and fun. Offering an array of shopping, dining, and entertainment options, this bustling outdoor destination caters to diverse preferences. Delight in culinary experiences at upscale eateries, catch the latest films at the modern cinema, or simply wander along the bustling promenade. With live music and family-friendly activities, Westgate ensures memorable moments for everyone, making it a vibrant destination worth exploring.



Phoenix Sports Spectacle



In Greater Phoenix, sports are more than just games—they're an integral part of the community's spirit. With professional teams spanning various leagues, the region offers an unparalleled sports experience. From the Arizona Diamondbacks at Chase Field to the Phoenix Suns at the Footprint Center, here's a glimpse into the dynamic sports landscape defining Greater Phoenix.

At Chase Field, catch the Arizona Diamondbacks as they take to the diamond, champions of the 2001 World Series and a source of pride for Phoenix baseball fans. Experience the excitement of Phoenix basketball with the Phoenix Suns at the Footprint Center, where the legacy of this team, dating back to 1968, unfolds with each thrilling game. State Farm Stadium, meanwhile, hosts the Arizona Cardinals, whose electrifying NFL plays ignite passion and camaraderie among fans across the Valley.



But the sports fever doesn't stop there. The Phoenix Mercury, with multiple WNBA championships under their belt, captivate fans with their skillful plays and fierce determination at the Footprint Center. At Gila River Arena, cheer on the Arizona Coyotes as they navigate the fast-paced world of professional hockey, delivering adrenaline-pumping action on the ice that keeps fans on the edge of their seats.

For fans of soccer, the excitement continues at Wild Horse Pass Stadium with Phoenix Rising FC in the USL Championship. Known for their dynamic play and unwavering dedication, Phoenix Rising FC has captured the hearts of fans across the Valley, creating an electric atmosphere at every match.

From the crack of the bat to the swish of the net, Greater Phoenix's sports teams offer an unmatched blend of athleticism, entertainment, and community spirit. Whether you're a die-hard fan or a casual observer, the region's diverse teams promise excitement and camaraderie that transcend the boundaries of the playing field. So come and be part of the sporting excitement that defines Greater Phoenix, where every game is an invitation to celebrate the joy of competition and the spirit of unity.





ABOUT DIGITAL SOLUTIONZ

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Kristine connects clients with artists from around the world to find the perfect pieces for their spaces. American Fine Art, Inc. is a world-renowned international art publisher and fine art gallery. AFA has been a leading source for individual collectors, major corporate art collections, and prominent art museums for over 30 years.

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- Kristine makes the quest for art fun by offering expert guidance and support from acquisition to installation.
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COSÁN = PATHWAY

Cosan Studio was founded on the fundamental belief that life is constantly changing and that design must adapt and change to stay relevant. Cosan Studio's talented team of architects and designers guides clients along the pathway to understanding and enjoying the benefits of thoughtful, well-designed structures.

With a passion for purposeful design and the environment, Cosan Studio designs sustainable, luxury homes that are truly timeless. From the start of the design process, they explore your unique needs and lifestyle and incorporate that story into every detail of your home. Cosan Studio would be honored to join you on your journey to crafting the home of your dreams.

THE COSAN TEAM

Principal, Scott Carson, has been designing one-of-a-kind homes throughout the Western and Southwestern United States for 20+ years. Fueled by a passion for high-design, collaboration, and the environment, Scott started Cosan Studio 5 years ago. Tom Bell, Adam Kostis, Erika Tellez, Nick Peterson, Kenny Velasquez, Deric Wallace, Kirk Tang, and Bailey Eschliman share a similar passion, creating a dynamic team with varied backgrounds and experiences. Pooling together their unique strengths, the team works simultaneously to bring each project seamlessly from concept to completion. It is the collaborative process that sets Cosan Studio apart.

THE COSAN DIFFERENCE

"As a builder, it is so important to hire a great architect. Scott Carson at Cosan Studio is one of the Nation's best. He is detailed, accurate, efficient and all without an ego. Cosan makes every one of our projects run seamlessly."

– Brad Leavitt, President – AFT Construction

Photo By: Joshua Caldwell

A desert landscape at sunset. Two large, dark boulders frame a bright sunset sky. The foreground is filled with cholla cacti and low-lying desert shrubs. The overall color palette is warm, dominated by oranges, yellows, and browns.

Embrace the
Outdoors

THRILLING ADVENTURES IN GREATER PHOENIX



When it comes to outdoor adventures, Greater Phoenix offers a treasure trove of opportunities. From rugged desert landscapes to scenic mountain trails, this vibrant city and its surrounding areas boast a plethora of activities to satisfy any outdoor enthusiast. Whether you're an avid hiker, a nature lover, or simply seeking a breath of fresh air, there are countless experiences waiting to enrich your itinerary with excitement and wonder.

HIKING TRAILS: DISCOVERING THE DESERT BEAUTY

Greater Phoenix is renowned for its stunning desert landscapes, and the best way to experience them is by hitting the trails. With trails suitable for all skill levels, there's something for everyone to enjoy. Camelback Mountain stands as an iconic peak,

beckoning adventurers to test their mettle while offering unparalleled views of the cityscape. For a challenging trek, Piestewa Peak rewards hikers with breathtaking vistas of the surrounding mountains and valleys. Meanwhile, the McDowell Sonoran Preserve beckons with its vast network of trails winding through pristine desert terrain, showcasing the region's diverse flora and fauna. Don't forget to bring plenty of water, sunscreen, and sturdy footwear to make the most of your desert hiking adventure.

ROCK CLIMBING ADVENTURES: SCALING NEW HEIGHTS

For thrill-seekers and rock climbing enthusiasts, Greater Phoenix serves as a playground of rugged cliffs and rocky outcrops. The McDowell Mountains offer an exhilarating climbing experience with their abundance of granite formations and challenging routes, catering to climbers of all levels. Meanwhile,

Queen Creek Canyon to the east of Phoenix provides towering cliffs for sport climbing and bouldering, inviting climbers to conquer new heights amidst stunning desert scenery. Whether you're a beginner or a seasoned climber, always remember to use proper safety equipment and adhere to climbing regulations to ensure a safe and enjoyable experience.

MOUNTAIN BIKING EXCURSIONS: PEDAL THROUGH SCENIC TRAILS

But the desert's most lavish trickery happens almost every evening, when sunset comes as a revelation. Columns of clouds build to a crescendo. Shafts of golden sunlight poke through the firmament, then disappear. Horizontal flames of maroon and vermilion ignite the sky. Science can explain the desert's extravagant sunsets: Dry air sharpens the light; high-elevation clouds decrease wavelengths and reflect



vibrant colors. But science goes only so far. The spot where the golden orb dips below the horizon grabs our attention, but it's just a sliver of the action. Sunset magic occurs in the desert's full spectrum of sky. Ranges to the north, south, and east glow lavender in the cooling light as alpenglow floods the sky. Topography pencils in the lines—endless, muted folds of mountains, deep-shadow buttes, and horizons far enough to inspire vivid dreams.

SCENIC DRIVES: EXPLORING THE DESERT BY CAR

For a more relaxed outdoor experience, embark on a scenic drive through the picturesque landscapes of Greater Phoenix. The Apache Trail winds past rugged mountains, pristine lakes, and historic mining towns, offering a glimpse into the region's rich history and natural beauty. Meanwhile, the Tonto National Forest Loop showcases towering cliffs and winding rivers, inviting travelers to soak in the breathtaking vistas at every turn. Whether you're driving a car or an RV, be sure to plan your route in advance and check road conditions, especially if venturing into more remote areas of the desert.



STARGAZING: GAZING AT THE DESERT SKY

Escape the city lights and experience the magic of the desert night sky with a stargazing adventure. Greater Phoenix's clear desert skies provide the perfect backdrop for observing celestial wonders. Whether at Lost Dutchman State Park or McDowell Sonoran Preserve, minimal light pollution ensures optimal visibility of the night sky, allowing visitors to marvel at the countless stars above. Consider bringing along a telescope or binoculars for a closer look at distant galaxies and constellations, and don't forget to bundle up warmly as desert nights can get chilly, even in warmer months.

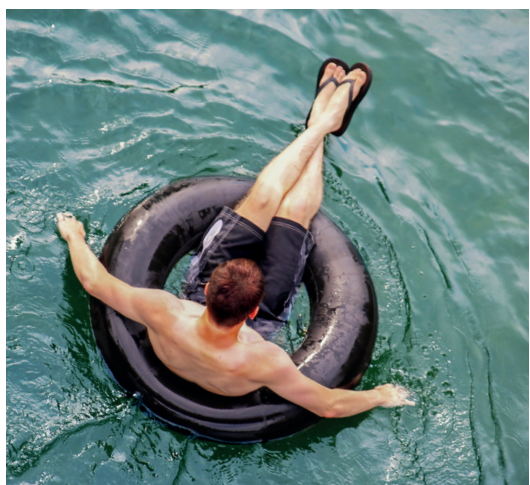
KAYAKING & CANOEING: DISCOVERING DESERT WATERWAYS

Venture beyond the dusty trails and explore the serene waters that meander through the captivating desert landscape. The Salt River and Verde River present opportunities for kayaking and canoeing, where you can glide through calm waters while surrounded by towering cliffs and vibrant desert flora. Keep an eye out for native wildlife, including birds, fish, and even the occasional desert tortoise, as you paddle along these scenic waterways. With rental services available, even beginners can embark on a memorable aquatic journey amidst the breathtaking desert's beauty.



TUBING ADVENTURES: FLOATING DOWN THE SALT RIVER

For a leisurely yet exhilarating experience, tubing down the Salt River offers a unique way to beat the desert heat. Rent an inner tube, grab a cooler of refreshing beverages, and set off on a relaxing float down the river. As you drift along, enjoy panoramic views of the surrounding Sonoran Desert and feel the cares of the world melt away with each gentle current. Whether you're seeking a solo excursion or a fun-filled outing with friends and family, tubing on the Salt River promises a refreshing escape from the desert sun.



WATERFALL HIKES: EXPLORING HIDDEN OASIS

While waterfalls may not be the first thing that comes to mind when thinking of the desert, Greater Phoenix boasts several hidden gems waiting to be discovered by adventurous hikers. Embark on a journey to find these secluded oases, where cascading water creates cool, shaded havens amidst the desert heat. From the stunning waterfalls of Fossil Creek to the serene pools of Seven Falls in Sabino Canyon, these natural wonders offer a refreshing reward at the end of a challenging hike. Remember to pack plenty of water and wear appropriate footwear for traversing rocky terrain as you seek out these enchanting desert waterfalls.

EMBRACE THE OASIS AMIDST THE DESERT'S WONDERS

From hiking majestic mountains to paddling along serene waterways, Greater Phoenix offers a diverse array of outdoor adventures. Whether you're seeking the rush of adrenaline or the tranquility of nature, this vibrant city and its surrounding areas provide something for every explorer amidst the breathtaking beauty of the great outdoors. Lace up your boots, grab your gear, and embark on your next aquatic or terrestrial adventure in Greater Phoenix, where the wonders of both desert and water await.



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Exploring Culture

Within the vibrant cultural landscape of Greater Phoenix, diversity thrives under the desert sun. From the iconic Heard Museum, celebrating Native American art and heritage, to the Phoenix Art Museum, offering a blend of contemporary and classical works, artistic expression abounds. Meanwhile, the Phoenix Zoo stands as a testament to the city's commitment to conservation, providing immersive experiences with over 3,000 animals. In Greater Phoenix, culture isn't just preserved—it's celebrated and woven into the fabric of daily life.

ART & CULTURE MUSEUMS

For art enthusiasts, the Phoenix Art Museum stands as a premier destination, featuring a vast collection spanning various genres and time periods. From

classic to contemporary works, visitors can immerse themselves in paintings, sculptures, and installations by renowned artists worldwide. The Heard Museum is another highlight, focusing on Native American art and culture. Its exhibits offer profound insights into the rich history, traditions, and contemporary expressions of Indigenous peoples in the Southwest.

HISTORY & HERITAGE

Delving into the region's past, the Pueblo Grande Museum and Archaeological Park showcases the ancestral heritage of the Hohokam people through exhibits and preserved ruins. Visitors can explore ancient artifacts, learn about the Hohokam's innovative irrigation systems, and gain a deeper understanding of the area's pre-Columbian civilizations. The Arizona Capitol Museum provides a glimpse into the state's political history, housed within the restored 1901 Capitol building. Here,

visitors can discover Arizona's journey from territorial days to statehood and explore exhibits on government, legislation, and notable figures.

SCIENCE & INNOVATION

Science enthusiasts will find plenty to marvel at in Greater Phoenix's museums dedicated to innovation and exploration. The Arizona Science Center offers interactive exhibits, hands-on experiments, and immersive IMAX presentations that ignite curiosity and inspire learning in visitors of all ages. Meanwhile, the Musical Instrument Museum (MIM) celebrates the universal language of music with a vast collection of instruments from around the world. Through exhibits and live performances, MIM showcases the diversity and cultural significance of musical traditions spanning continents and centuries.

ENCOUNTERS AT THE PHOENIX ZOO

Nestled within Papago Park, the Phoenix Zoo provides a captivating journey into the animal kingdom, offering encounters with creatures from around the globe. With expansive habitats designed to mimic natural environments, the zoo is home to a diverse array of species, from majestic big cats and playful primates to colorful birds and exotic reptiles. Visitors can engage in educational programs, wildlife conservation initiatives, and immersive experiences that foster appreciation for biodiversity and the importance of conservation efforts. Whether observing endangered species, participating in animal encounters, or strolling through lush botanical gardens, a visit to the Phoenix Zoo promises memorable adventures for visitors of all ages.





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GREENGUARD

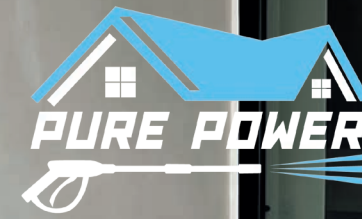
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SCAN ME!



Golfing Paradise Tee Off

Greater Phoenix is renowned as a golfing paradise, attracting enthusiasts from around the globe to its pristine courses and sun-drenched fairways. With over 200 golf courses scattered across the Valley of the Sun, this desert oasis offers an unparalleled golfing experience for players of all skill levels. From championship courses designed by golfing legends to picturesque desert landscapes that beckon players to embrace the challenge, here's a glimpse into the world of golf in Greater Phoenix.

TPC SCOTTSDALE: WHERE LEGENDS PLAY

Home to the famous Phoenix Open, TPC Scottsdale's Stadium Course is a must-play for any golfer. Its challenging layout and iconic 16th hole, known

for their raucous atmosphere and stadium-style seating, promise an unforgettable experience amidst breathtaking scenery. The Champions Course offers skill tests, and stunning mountain views. Golfers revel in the beauty and challenge here.

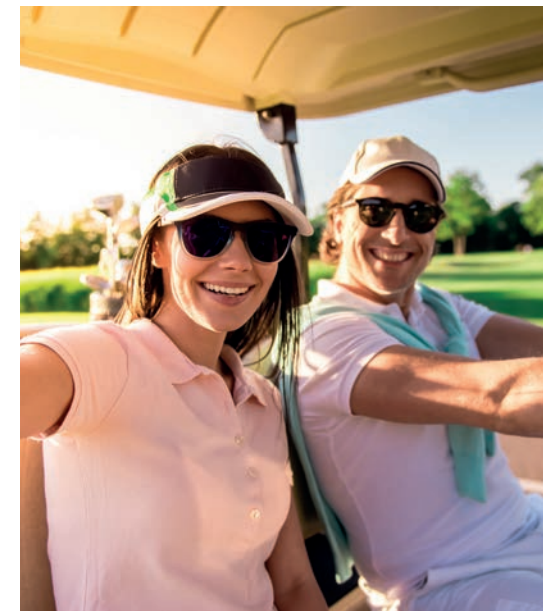
TRANQUIL ESCAPES AT BOULDERS RESORT & SPA

Escape to the serene surroundings of Boulders Resort & Spa, where two championship courses designed by Jay Morrish blend seamlessly with the natural beauty of the desert. The South Course and the North Course wind gracefully through ancient rock formations and lush Sonoran Desert scenery, providing a tranquil retreat for golfers seeking solace in nature's embrace. Immerse yourself in the tranquil oasis of Boulders Resort & Spa, where relaxation and rejuvenation await at every turn.

PREMIER LIFESTYLE COMMUNITIES

Exclusive communities like Desert Mountain and Troon offer residents access to world-class courses, luxurious amenities, and breathtaking views. Experience the ultimate golfing lifestyle amidst the splendor of the Sonoran Desert, where every day is an opportunity to tee off in paradise.

With year-round sunshine and spectacular scenery, Greater Phoenix is a golfer's dream destination. Whether you're seeking championship-caliber courses, tranquil escapes, or premier lifestyle communities, the Valley of the Sun offers an unparalleled golfing experience for enthusiasts of all kinds. So pack your clubs and prepare to tee off amidst the breathtaking beauty of Greater Phoenix's golfing landscape.





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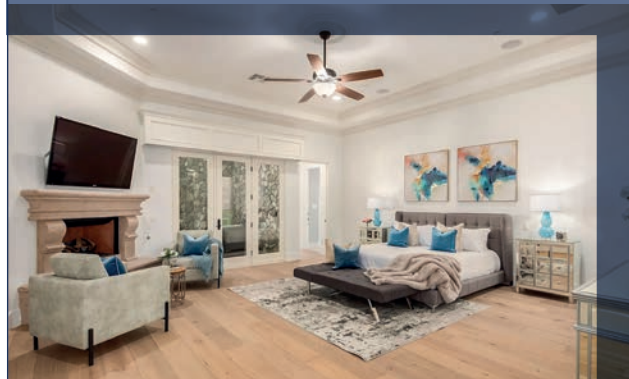
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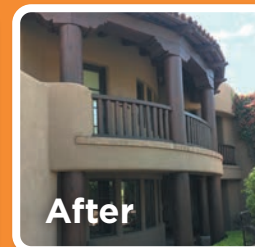
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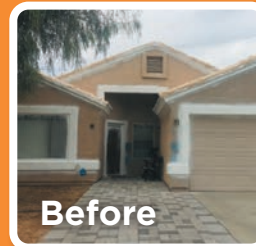
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Before



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The Best RESTAURANTS

OUR TOP PICKS FOR LOCAL DINING

Explore the rich tapestry of flavors across Greater Phoenix as we journey through its vibrant dining scenes. From the bustling streets of downtown Phoenix, where modern American cuisine thrives, to the enchanting Sonoran Desert landscapes offering a fusion of Southwestern and international flavors, and the charming neighborhoods of Scottsdale, known for their eclectic eateries, each corner of Greater Phoenix boasts a diverse array of exceptional restaurants. Whether you're craving innovative dishes crafted with locally-sourced ingredients, savoring authentic regional flavors, or indulging in creative fusion cuisine, our city is a culinary haven waiting to be discovered.

Join us as we uncover the best dining experiences Greater Phoenix has to offer.



CONFLUENCE CAREFREE

In Carefree, Brandon and Victoria Gauthier run a cozy American bistro. Combining classical methods with global ingredients, they offer dishes like rare fish, wagyu beef cheek, and frog legs. Lunch options include soup, salad, and sophisticated burgers. For dinner, indulge in luxurious choices. Their spot offers the best value in town.

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HUSH PUBLIC HOUSE SCOTTSDALE

Chef and owner Dom Ruggiero turns out the kind of sophisticated, satisfying American comfort food that keeps customers coming back on a regular basis. Menu highlights include crab hush puppies, mafaldine with pork ragu, duck-fried rice, and a deliriously good riff on Chicago's Italian beef sandwich, made with braised oxtail.

hushpublichouse.com



ANDREOLI ITALIAN GROCER SCOTTSDALE

For decades, Chef Giovanni Scorzo has crafted exceptional Italian cuisine in the city. His restaurant boasts imported meats, cheeses, and more, but it's his exquisite dishes that draw crowds. From sandwiches to bistecca alla Fiorentina, each bite delights. Don't miss the rich gnocchi alla Romana if it's on offer.

andreoli-grocer.com



HANA JAPANESE EATERY PHOENIX

Lori Hashimoto's Japanese eatery offers a diverse spread: sushi, katsu, tempura, noodles, nabe, and more. Renowned for fried oysters, grilled squid, hamachi kama, and sake-steamed seabass. Don't miss the signature oyster shooter—uni and quail egg, now served with Japanese beer and sake, including a shochu-infused house sake by Hiroko Yokohama.

hanajapanesecatery.com



PIZZERIA BIANCO
PHOENIX

Chris Bianco, renowned for his artisanal pizzas, obsesses over every detail, from sourcing and milling flour to handcrafting mozzarella. His signature wood-fired creations blend Neapolitan and American styles, boasting a perfectly charred crust. Beyond pizza, his Town & Country spot offers exquisite salads, pasta, chicken cacciatore, and nostalgic rice pudding.

pizzeriabianco.com



FRY BREAD HOUSE
PHOENIX

For over two decades, Fry Bread House has been a Phoenix dining icon. Winner of the James Beard Award for America's Classics, it specializes in Indigenous cuisine, offering stews, tamales, and oversized, fluffy fry bread, both savory and sweet. Founded by Cecelia Miller, it honors Tohono O'odham traditions with every dish.

frybreadhouseaz.com



EL CAPRICHOSO HOT DOGS
PHOENIX

Phoenix's signature dish, the Sonoran hot dog, reigns despite Sonora's Mexican border. El Caprichoso serves the best from a late-night truck. Diners relish bacon-wrapped dogs in fluffy buns, topped with beans, onions, guac, salsa, cotija cheese, and ketchup-mustard drizzle, gathering under a tent for a flavorful feast.

elcaprichosohotdogs.com



BINKLEY'S RESTAURANT
PHOENIX

At Binkley's, dining transcends tradition. Set in an intimate house, it offers a 10- to 12-course meal blending creativity and luxury. The journey starts at the bar for inventive cocktails, extends to the terrace, and culminates in a cozy dining room with views of the bustling kitchen. Wine pairings and specialty additions are available.

binkleysrestaurant.com



VALENTINE
PHOENIX

Blaise Faber and Chad Price's modern Southwestern eatery offers innovative cuisine and beverages. Faber crafts cocktails with regional ingredients like cactus vermouth and Arizona gin. Chef Donald Hawk blends his Korean heritage with desert crops, creating unique dishes like smoked chicken with wheat berries. Don't miss the ever-changing crudo and signature smoked chicken.

valentinephx.com



GREAT WALL CUISINE
PHOENIX

Despite its unassuming strip mall setting, this spacious Chinese eatery in Phoenix excels in traditional Hong Kong-style dim sum. Steam carts continuously deliver a variety of noodles, dumplings, buns, and more, including the renowned shu mai. Don't let the exterior fool you; it's a haven for dim sum enthusiasts seeking authentic flavors and a bustling ambiance, making it a local favorite.

greatwallcuisine.com



KAI RESTAURANT
PHOENIX

Kai, the sole Phoenix eatery boasting five diamonds from AAA and five stars from Forbes, is nestled in the Sheraton Grand at Wild Horse Pass on Gila River Community territory. Its panorama of desert vistas complements a menu rich in Native American-inspired cuisine, featuring ingredients cultivated by the local community. The restaurant's reputation precedes it.

kairestaurant.com



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IN GREATER PHOENIX

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enrollbasis.com/mesa

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enrollbasis.com/peoria-primary

Bright Beginnings School

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Chandler, AZ 85224
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bbschl.com

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scdsaz.com

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sonoranschools.org

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setoncatholic.org

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3901 E Stanford Drive
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pcds.org

Hospitals

IN GREATER PHOENIX

Discover Greater Phoenix's diverse healthcare landscape with our comprehensive list of hospitals. From the bustling medical centers of Phoenix to the tranquil settings of neighboring communities, these facilities are dedicated to providing top-notch care to residents and visitors alike. Explore the following roster of hospitals, each playing a vital role in maintaining the health and well-being of Greater Phoenix communities.



Mayo Clinic-Arizona

5777 East Mayo Boulevard
Phoenix, AZ 85054-4502
(877) 794-1408
mayoclinic.org

Banner Boswell Medical Center

10401 West Thunderbird Boulevard
Sun City, AZ 85351-3004
(623) 832-4000
bannerhealth.com

Banner-University Medical Center Phoenix

1111 East McDowell Road
Phoenix, AZ 85006-2666
(602) 839-2000
bannerhealth.com

Chandler Regional Medical Center

1955 West Frye Road
Chandler, AZ 85224-6282
(480) 728-3000
dignityhealth.org

Mercy Gilbert Medical Center

3555 South Val Vista Road
Gilbert, AZ 85297-7323
(480) 728-8000
dignityhealth.org

Abrazo Central Campus

2000 West Bethany Home Road
Phoenix, AZ 85015-2443
(602) 249-0212
tchealth.org

Abrazo Arrowhead Campus

18701 North 67th Avenue
Glendale, AZ 85308-7100
(623) 561-1000
abrazohealth.com

Abrazo Scottsdale Campus

3929 East Bell Road
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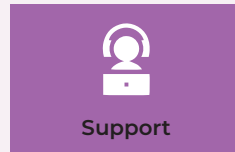
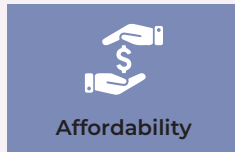


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- Tax-Free Income:** Incurs no taxes, can fund retirement or future goals.
- Personal Bank:** You can borrow from it penalty-free after 30 days.
- Debt Elimination:** Assists in paying off your debts.
- Emergency/Vacation Fund:** For unexpected expenses or a nice vacation.
- Long-Term Health Benefits:** Covers costs of assisted living or healthcare facilities.
- Government-Exempt:** Shielded from bankruptcy, lawsuits, retirement account restrictions.

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Climate

IN GREATER PHOENIX

Located in the heart of the Sonoran Desert, Greater Phoenix enjoys a climate as diverse as its landscape. It boasts over 300 days of sunshine each year, making it an attractive destination for visitors and residents alike. During the scorching summers, temperatures can soar into the triple digits, while the mild winters offer a respite from the heat with a gentle desert breeze. The climate of Phoenix shapes the lifestyles of its residents as well as the natural beauty that defines this desert metropolis. Whether you're basking in the glory of a fiery sunset or seeking refuge from the midday sun, the climate of Greater Phoenix is an integral part of its allure and charm.

SPRING

March marks the beginning of spring in Greater Phoenix, bringing mild temperatures and clear skies. The desert landscape comes alive with vibrant wildflowers, inviting residents and visitors to explore the outdoors amidst temperatures climbing into the mid-80s Fahrenheit. Spring is perfect for hiking, picnics, and leisurely strolls through botanical gardens bursting with color.

SUMMER

Summer in Greater Phoenix announces its arrival with scorching temperatures often surpassing 100 degrees Fahrenheit. Despite the heat, the monsoon season in July brings dramatic lightning displays and refreshing downpours, offering a brief respite. Summer nights offer a cooler ambiance, ideal for outdoor activities under the clear desert skies.

AUTUMN

As summer fades, autumn brings relief with milder temperatures and golden landscapes. September sees leaves turning hues of gold and russet, providing a striking contrast against the desert backdrop. Autumn festivals celebrate harvests and cultural heritage, offering an array of outdoor adventures and seasonal delights.

WINTER

Winter in Greater Phoenix offers an escape from colder climates, with mild daytime temperatures ranging from the 60s to the 70s Fahrenheit. Clear skies and festive lights adorn streets and cacti alike, creating a warm ambiance. Winter is perfect for outdoor pursuits and savoring Southwestern cuisine under the stars, making it a delightful season to explore the desert oasis of Greater Phoenix.



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