

YOUR GUIDE TO **Moving To** **Scottsdale, AZ**



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Table of Contents

About	02
Buying in Scottsdale, AZ	03
Living in Scottsdale, AZ	04
Neighborhoods	12
Schools	19
Visiting Scottsdale, AZ	24
Recommended Vendors	25

About Matt Sanchez

Hi there! I'm Matt--a dad, a husband, a native Arizonan, and someone who loves this little slice of desert paradise known as Scottsdale, AZ.

I have been helping people move to and from Scottsdale for nearly 15 years now, and it is a true passion of mine to guide my clients through one of the largest financial and sometimes, emotional, events of their lives--buying or selling a home.

There are so many things to love about this amazing city, and I've put together this guide to help highlight some the reasons people flock to Scottsdale and choose to set down some firmly planted roots.

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Buying A Home In Scottsdale

STEP 1

Connect With Me

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

STEP 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

STEP 3

Start Your Home Search

We'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. You'll attend open houses and together we'll tour properties.

STEP 4

Write The Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

STEP 5

Under Contract

Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

STEP 6

Settlement

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

Living in Scottsdale



I'm here to give you all the details you need to know about Scottsdale when considering a move here. In this guide, I've painted a picture of what it's like to live in Scottsdale. There are so many lovely things about living here and I'm excited to share them with you.

REASONS PEOPLE MOVE TO SCOTTSDALE

Sunshine All Year

Beautiful Homes

Reasonable Cost of Living

Charming Neighborhoods

Incredible Restaurants

So Many Outdoor Activities + Ways To Stay Active

WHERE TO GET BRUNCH

In Scottsdale

01

Butters/Butterfields

8300 Hayden Rd. (Multiple Locations)

American

02

Zinc Bistro

15034 N Scottsdale Rd

French

03

Pitch

18750 Hayden Rd.
6350 E Thomas Rd.

American

04

The Eleanor

3207 Hayden Rd.

American

05

The Mission

7122 E Greenway Pkwy #140

3815 N Brown Ave

Latin



WHERE TO GET DINNER

In Scottsdale



01

Old Town

Toca Madera, Mexican
Cien Agaves, Mexican
Bourbon & Bones Chophouse
AZ/88, American
Roaring Fork, American

03

Kierland

The Mission, Latin
Culinary Dropout, American
Obon, Sushi
Sol, Mexican
Eddie V's, Steak and Seafood

02

Central Scottsdale

Pomo, Italian
Roka Akor, Japanese
Pubblico, Italian
Grassroots Kitchen & Tap, American
Alma, Southwest

04

North Scottsdale

Isabella's Kitchen, American
Mama Lucy, Italian
Mastro's Steakhouse
Sophia's Kitchen, Italian
White Chocolate Grille, American



DATE NIGHT

In Scottsdale

01

Etta

15301 N Scottsdale Rd., Kierland
Italian

02

Buck & Rider

7015 E Mayo Blvd, North Scottsdale
Seafood

03

AZ/88

7353 E Scottsdale Mall, Old Town
American

04

Roka Akor

7299 N Scottsdale Rd, Central Scottsdale
Japanese

05

Cook and Craft

7306 E Shea Blvd, Central Scottsdale
American

THE BEST COFFEE

In Scottsdale



01

Street Brew

Kierland

A locally owned hidden gem in Scottsdale. Serving flavorful locally roasted coffee, tea, cold brews and other drinks alongside fresh pastry.

02

Luci's at The Grove

Central Scottsdale

A great, casual place for coffee, breakfast, or lunch. Bring your laptop and work from the market.

03

Cartel Roasting Co.

Old Town

Trendy coffeehouse serving up thoughtfully sourced, house-roasted brews in bohemian surrounds.

04

Morning Joint

North Scottsdale

Located in the clubhouse at Grayhawk Golf Club, MoJo offers comfortable indoor and outdoor space to fuel up with a coffee drink and breakfast or relax and socialize with family and friends.

THINGS TO DO

Around Scottsdale

01

Catch a Suns Game

www.nba.com/suns/

The Suns' arena is located in Downtown Phoenix, just 10-15 minutes away from Scottsdale.

02

Golf, Golf, and more Golf

So many to choose from

There are over 200 golf courses in Scottsdale. Plenty to choose from for all skill levels. If a trip to the course is less your speed, try TopGolf or Pop Stroke for a more laid back and entertaining golfing experience.

03

Visit A Museum

Wonderspaces

A unique digital, virtual, and interactive art gallery that is sure to be fun for all ages

04

Enjoy The Botanic Gardens

Desert Botanical Gardens

Located in Phoenix, just a few minutes away from Scottsdale. One of the most unique Botanical Gardens you can visit.

05

Take a Hike

Camelback Mountain

Camelback is one of the most popular hikes in Scottsdale. There are two sides you can ascend to get to the top. Echo Canyon is the most difficult, and Cholla Trail is challenging but not as difficult.

06

Visit a Local Park

McCormick-Stillman Railroad Park

If you have kids, this park is a must visit. A 30-acre park full of fun things like a train ride, carousel, museum, shops, and multiple playgrounds.

KID FRIENDLY ACTIVITIES

Around Scottsdale

01

Childrens Museum

Phoenix Children's Museum

Located in Downtown Phoenix just 15 minutes from Scottsdale, the Children's Museum is a must-visit for children of all ages

02

Great Wolf Lodge

Central Scottsdale

You'll be sure to find many local Scottsdale families book staycations at Great Wolf Lodge for nice accommodations and an incredible indoor water park.

03

Butterfly Wonderland

Central Scottsdale

Butterfly Wonderland transports guests of all ages to the rainforest by immersing them in the world of butterflies and other rainforest animals.

04

Odysea Aquarium

Neighborhood

The largest aquarium in the Southwest, Odysea has something to offer children of all ages.

05

Goldfield Ghost Town

Apache Junction

Reconstructed 1890s town including gold-mine tours, Old West gunfights, a history museum & more. 30-45 minute drive from Scottsdale.

06

Go Hiking

Papago Park

Very easy hike if you have little ones while also having a few buttes if you want something a little more challenging. Pair it with lunch at nearby Lou's Bar & Grille for a great afternoon.

Choosing The Right Neighborhood In Scottsdale



When moving to a new city, finding the right neighborhood is just as important as finding the right house or apartment. Consider what matters most to you, like schools, parks, or public transportation. Think about practical stuff too, like commute times, nearby amenities, and safety.

To make your search easier, I've pulled together a list of my favorite neighborhoods and communities in the area.

These areas have a great reputation, offer a high quality of life, and are conveniently located. They have much to offer everyone considering them.

Whether you're looking for top-rated schools, beautiful parks, or a friendly and involved community, you'll find something on this list that catches your eye.

EXPLORE THE TOP
NEIGHBORHOODS IN
SCOTTSDALE



Welcome To South Scottsdale



A great blend of single-family homes, townhomes, and condos making South Scottsdale a great option for all price ranges. Ideal for people looking to get a foot in the Scottsdale door with lots of financial upside. A short distance away from some of the top amenities, restaurants, and shopping the city has to offer.

WHAT TO EXPECT

A diverse part of the city from young professionals to those settling into retirement.

THE INVENTORY

Single-family homes, townhomes, and condos.

THE PERKS

Restaurants galore. Scottsdale Fashion Square Mall. Close to Old Town.

YOU'LL FALL IN LOVE WITH

The charm of the homes and neighborhoods with modern conveniences.

Welcome To McCormick Ranch



McCormick Ranch is a massive master-planned community with some beautiful landscaping that almost makes you forget you live in a dry desert. Lush greenery and tree-lined streets can be found on every road. This area will have strong appeal for young or growing families looking for excellent schools and safety.

WHAT TO EXPECT

Quiet, tree-lined streets with easy access to everything you need.

THE INVENTORY

Mid-size to large single family homes, townhomes, and condos

THE PERKS

Community feel. Nice restaurants, playgrounds, coffee shops and more.

YOU'LL FALL IN LOVE WITH

The greenery. Tree lined streets and nicely maintained landscapes.

Welcome To The Magic Zip Code, 85254



The 85254 area or “the magic zip code” as you’ll hear it be referred to as is a perfect blend of great schools, great restaurants, and close to amazing shopping like the Kierland Commons, Scottsdale Quarter, and the newly re-imagined Paradise Valley Mall finishing competition in the coming years. It is one of my most highly recommended areas for families looking for larger homes on larger lots.

WHAT TO EXPECT

Bang for your buck. 85254 has some of the lowest \$/sq ft in the city.

THE INVENTORY

Small, medium, and large single family homes, townhomes, and condos.

THE PERKS

Great restaurants, great schools, incredible shopping, neighborhood parks.

YOU’LL FALL IN LOVE WITH

The lot sizes. If you want a little elbow room for your neighbors, look here.

Welcome To McDowell Mountain Ranch



McDowell Mountain Ranch is a master-planned community which has miles of trails, children's playgrounds, a 5-acre park with picnic and green areas, a community center with tennis, basketball, and beach volleyball courts, and two heated community pools and spas available to all residents.

WHAT TO EXPECT

Beautiful mountain views, suburban feel, great schools.

THE INVENTORY

Large single family homes, mid size ranchers and townhomes

THE PERKS

Community feel. Close to hiking and lakes.

YOU'LL FALL IN LOVE WITH

The VIEWS!

Welcome To North Scottsdale



Generally referred to as the part of Scottsdale above Loop 101, North Scottsdale is great for people who are looking for safety, good schools, great golf, and the true feeling of living in the desert. North Scottsdale is very expansive and much of this area of town has a desert landscape that has been untouched. If you're not opposed to having a longer commute, this is a great area to consider.

WHAT TO EXPECT

Desert living mixed with modern day conveniences.

THE INVENTORY

Mid-sized and large single family homes, and townhomes.

THE PERKS

High end restaurants, close to Scottsdale's best golf courses, quiet.

YOU'LL FALL IN LOVE WITH

The desert serenity. Mountain views. Slower pace of life.



Public Schools In Scottsdale

Scottsdale is home to many amazing schools. Most families have no problem finding the right fit. There's a wide range of options from neighborhood public schools to charter schools to private options. I've included a list at the bottom of this page. If you're interested in learning more about any of these schools, it's likely that I can connect you with a client or friend who has children there to give you a better sense of what it's like.

For details on all public schooling options in the Scottsdale Unified School District, click [HERE](#).

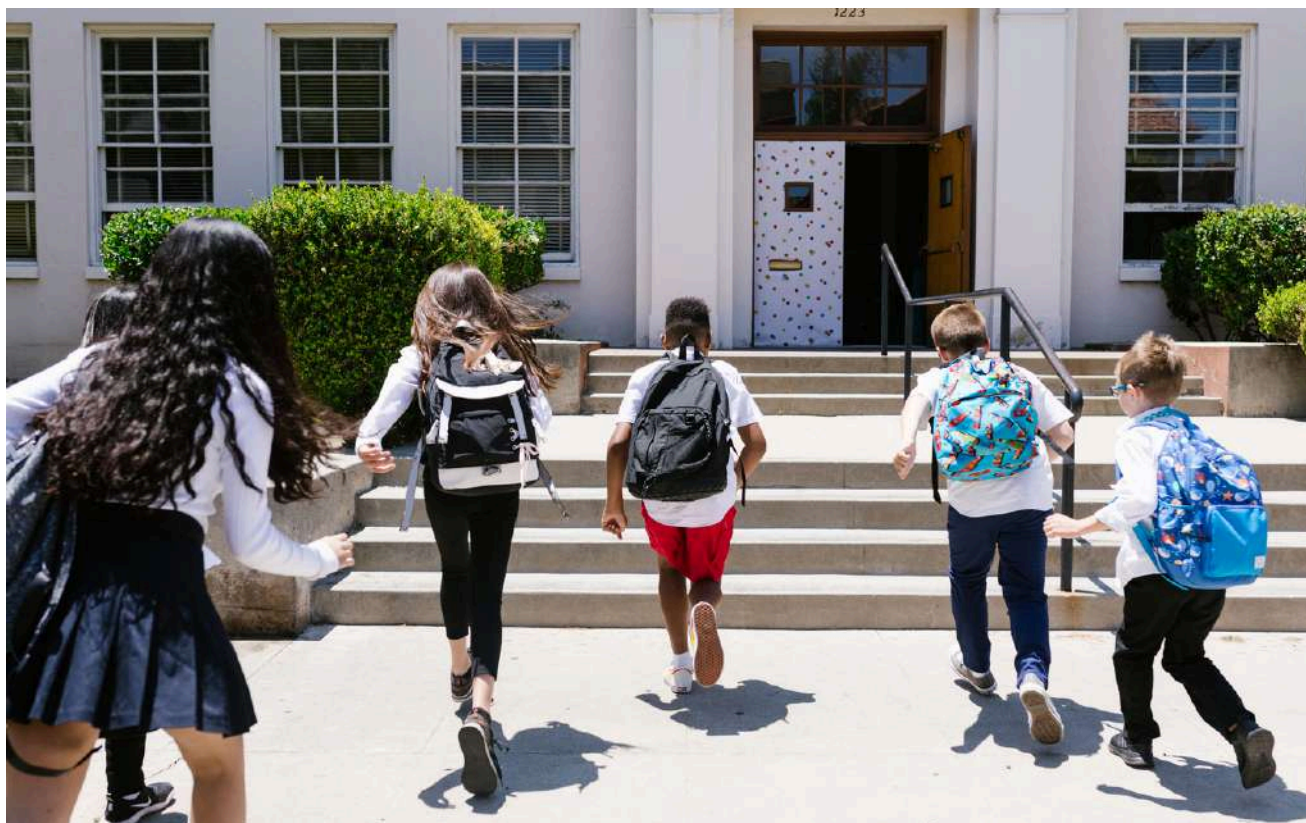
Additionally, part of Scottsdale is in the Paradise Valley School District. Click [HERE](#) for more info.



Private Schools In Scottsdale

Scottsdale boasts a variety of excellent private school options that cater to diverse educational needs and philosophies. Families have numerous options from various religious and non-religious backgrounds. With a commitment to academic excellence and a nurturing environment, these private schools provide students with the tools they need to succeed in their future endeavors.

For details on private schooling options in Scottsdale, click [HERE](#).



Charter Schools In Scottsdale

Scottsdale offers a range of outstanding charter school options that provide innovative educational approaches and a strong focus on academic achievement. With a commitment to fostering creativity and critical thinking, these charter schools present exciting opportunities for families seeking quality education in Scottsdale.

For details on charter schooling options in Scottsdale, click [HERE](#).

RECOMMENDED

Preschools in Scottsdale

01

Whiz Kidz

Kierland-area

The Scottsdale location will meet your child's growing needs from elegantly designed spaces to spacious playgrounds you can feel assured your child is thriving in the loving hands of highly qualified Early Educators.

[Click here](#) for more info.

03

Guidepost Monterssori

North Scottsdale

At Guidepost, our approach is designed to empower each child to achieve independence by combining our hands-on curriculum with personalized learning to create an environment where curiosity flourishes, independence grows, and academic excellence is a natural outcome.

We want your child to see and believe: "I am capable!"

[Click here](#) to learn more.

02

Little Sunshine's

North Scottsdale

At Little Sunshine's Playhouse and Preschool® we believe that a child's work is play. We teach children age-appropriate lessons, manners and social skills all through creative and purposeful play. We believe that if children enjoy learning at a young age it will carry with them throughout their lives.

[Click here](#) for more info.

04

Building Blocks

East Scottsdale

Building Blocks Preschool is a new private preschool, created by the co-founders of BASIS Charter Schools. We are a multi-age preschool offering a transformative academic program for early learners ages 3-5

[Click here](#) to learn more.

Your Visit To Scottsdale



While I can help you with your home search from afar through virtual showings and zoom calls, many people choose to visit Scottsdale. I will arrange showings for you and have also prepared the following recommendations for your stay.

WHERE TO STAY

Below is a list of some the top rated hotels and resorts in Scottsdale. I've included options if you're traveling solo or with a significant other. Or, if you're bringing the whole family, some great kid-friendly options as well.

HOTELS:

[Hotel Valley Ho](#)

[Westin Kierland](#)

[Andaz Resort](#)

[Royal Palms Resort](#)

[Scottsdale Princess](#)

Kid-Friendly Hotels:

[JW Marriott Desert Ridge](#)

[Westin Kierland](#)

[Great Wolf Lodge](#)

[Hilton at The Peak](#)

[Scottsdale Princess](#)

Next Steps

Are you ready to start your home search in Scottsdale?

I hope this neighborhood guide was valuable to you as you consider the various neighborhoods in Scottsdale. Now that you're more acquainted with the areas that may suit your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

SINCERELY,

Matt Sanchez

SCHEDULE A TIME TO TALK

[Click Here](#)

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MATT
SANCHEZ
REAL ESTATE

