



THE R1DGE  
AT TROON NORTH







# TROON NORTH GOLF COURSE

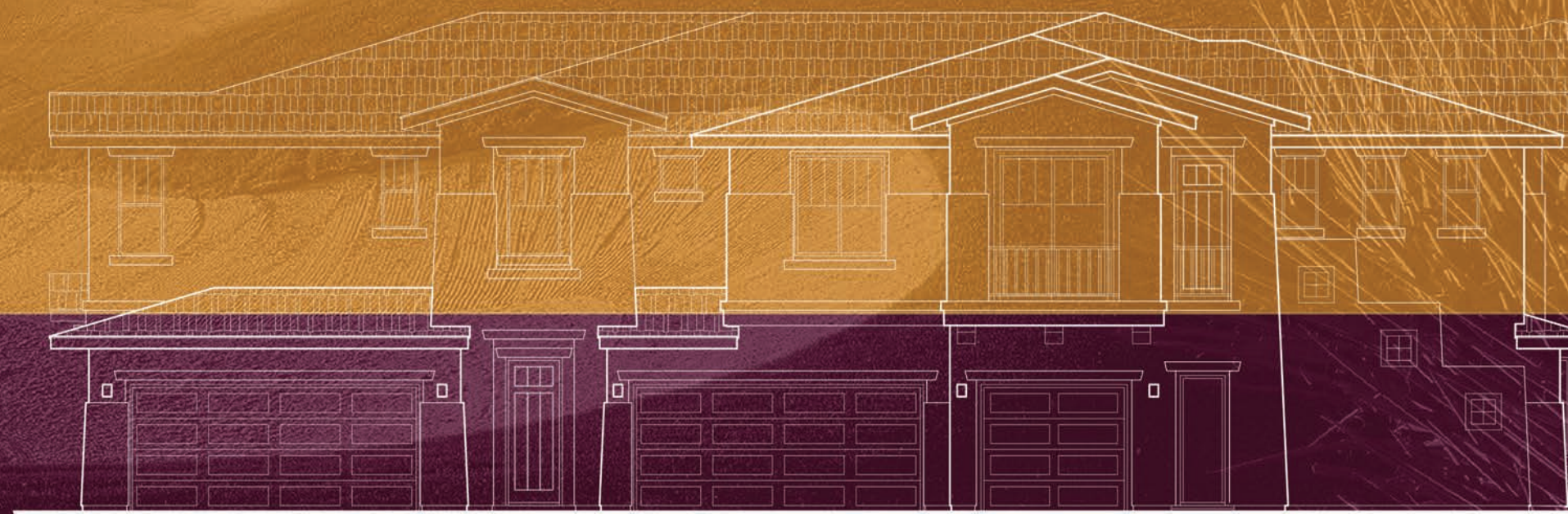
## THE RIDGE AT TROON NORTH

The Ridge at Troon North offers resort-style living at its finest all at a price that cannot be matched anywhere else. With year-round sunny skies, you can bask in the warm Arizona sun and soak up relaxation. And...the low-maintenance lifestyle that comes with owning one of these condominiums leaves plenty of time for exploration and fun.

Luxurious amenities fill the open floorplans which are the perfect size for the way you live. Outside your home are the community conveniences which include an impressive gated entry, a community pool and spa, a fitness center and barbeque area.

Just steps away from your home, you'll find lush, impeccably crafted fairways on the Pinnacle Course of Troon North Golf Club. This course boasts of breathtaking views, providing a classic desert golf experience for amateurs and professionals alike.

Whether it's your first home, a desert getaway or your retirement retreat, the condominiums at The Ridge at Troon North are perfectly suited to fit your lifestyle.







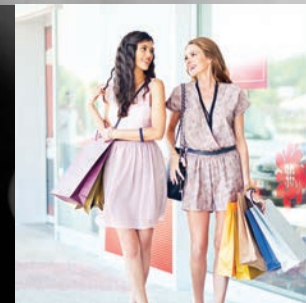
As residents of The Ridge at Troon North, the charm and sophistication of Scottsdale is just outside your door.

From the fine arts to the performing arts, the city boasts countless entertainment options. Sports fans will revel in all the action with many prime teams to cheer on including Major League Baseball spring training and games with the Arizona Diamondbacks, plus the NFL's Arizona Cardinals, the NHL's Arizona Coyotes and the Phoenix Suns of the NBA. With the abundance of teams, there's always a game to catch. World-class golf courses, too numerous to mention, also beckon. And hikers can be one with nature on the trails of the surrounding Sonoran Desert.

Scottsdale is a food lover's delight and offers a myriad of dining options from small cafes to the best steakhouses and everything in between. The city is also a mecca for shopping, whether you prefer high-end stores or chic boutiques, you'll find a store to suit your every need.

Prefer to kick back and relax? With year-round sunny skies, residents can bask in the warm Arizona sun and soak up relaxation.

# LIVE IT UP



**NORTH SCOTTSDALE**





# RESIDENCE



**Plan 1**  
2 bed  
2 bath  
1,381 sq. ft. (83 sq. ft. deck)  
Upper Level

All dimensions and square footages are approximate. Dimensions, square footages, designs and features are subject to change without prior notice or obligation. All renderings, floorplans and any marketing materials are artist representations and may vary from the actual plans and homes built.







# RESIDENCE



# 2

Plan 2  
2 bed  
2 bath  
1,724 sq. ft. (309 sq. ft. patio)  
Ground Level

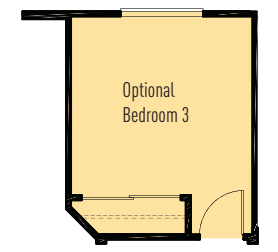
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# RESIDENCE



Plan 3  
 2 bed  
 2 bath  
 1,934 sq. ft. (309 sq. ft. deck)  
 Upper Level

3

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# RESIDENCER

4

Plan 4  
2 bed  
2 bath  
1,909 sq. ft. (539 sq. ft. patio)  
Ground Level



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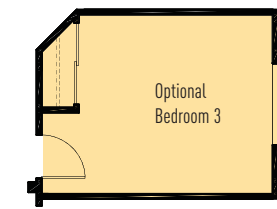




# RESIDENCE



# 5



Plan 5

2 bed  
2 bath  
2,088 sq.ft. (539 sq. ft. deck)  
Upper Level

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# FEATURES

## Community Highlights

- Prime Troon North location
- Located conveniently close to hiking trails, golf, restaurants and entertainment
- Outstanding mountain and valley views
- Impressive gated entry
- Sparkling community pool, spa and barbeque area
- Invigorating community gym
- Convenient access to main thoroughfares and employment centers

## Elegant Building Designs

- Dramatic desert-inspired architecture with rich color palette
- Handsome stucco finish with attractive stone accents (per plan)
- Convenient 2-car garage (most plans)
- Inspiring outdoor spaces for personal enjoyment and entertaining

## Richly Appointed Interiors

- Thoughtful sun-filled floorplans designed for your lifestyle
- Soaring 9' ceilings to bring the light and views inside
- Impressive 8' foot interior doors
- Satin-finished nickel levered door hardware
- Custom bull-nosed interior corners
- Designer 18" x 18" porcelain tile entryways, kitchens, laundry and baths
- Plush carpet offered in a variety of colors
- Central air conditioning (SEER 14)
- Handsome recessed can lighting
- Elegant birch cabinetry
- Cultured marble countertops and surrounds in secondary baths
- Quality satin-finished plumbing fixtures
- Full-width vanity mirrors in baths
- Frameless medicine cabinets
- Silent-touch rocker style electrical switches
- Pre-wired for ceiling fans in all bedrooms
- Category-5 wiring
- Convenient interior laundry room

## Gourmet Designed Kitchens

- Granite slab countertops
- Convenient countertop eating bar
- Elegant birch cabinetry including:
  - Adjustable upper shelves
  - Finished interiors
  - Hidden hinges
- Bosch® stainless steel appliances
  - Cook-top range with hood
  - Built-in oven
  - Multi-cycle dishwasher
  - Built-in microwave
- Undermount stainless steel sink with garbage disposal
- Convenient pull-out faucet
- Refrigerator area pre-plumbed with recessed box for ice maker

## Master Suite Elegance

- Extra-large bedroom with patio access
- Spacious walk-in closet
- Extra-large shower with designer 12" x 12" porcelain tile & clear glass enclosure
- Cultured marble countertops and surrounds
- Dual integrated sinks with impressive widespread plumbing fixtures
- Luxurious relaxing tub and large shower

## Energy-Efficient Green & Comfort Features

- Dual-glazed windows (Low E) and sliding glass doors
- Cool air conditioning (SEER 14) with R-6 insulated ducting
- Electric forced air heating with digital night set-back thermometer
- Pilotless gas cooktop
- Weather stripping on all exterior doors and windows
- Tankless water heater
- Water-saver toilets
- Gas outlet for clothes dryer
- Pre-wired for security system
- Smoke and carbon monoxide detectors
- Fire sprinklers
- Pre-plumbed for soft water system

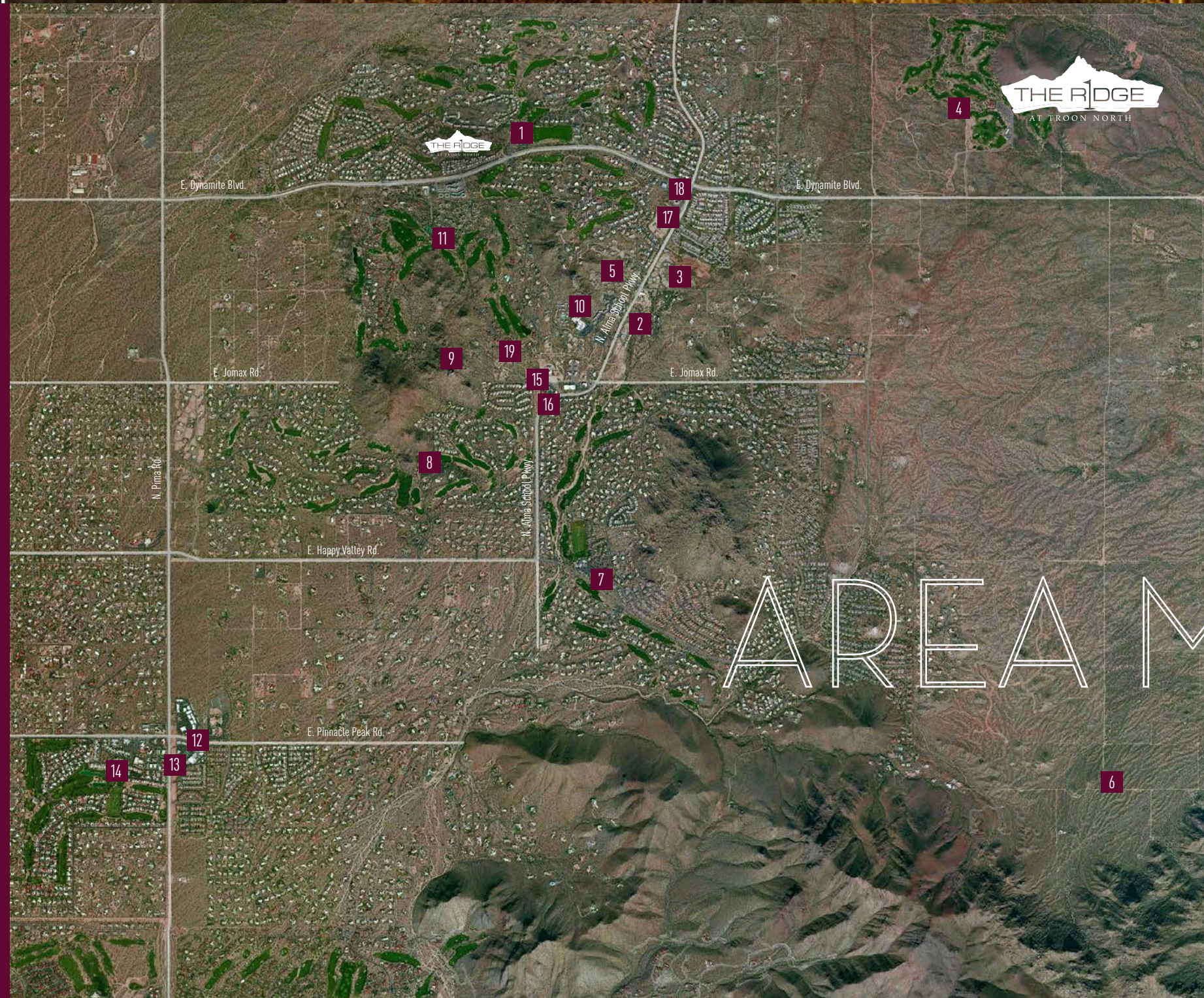
## Optional Enhancements

- Stacked sliding door systems
- Numerous flooring and countertop choices
- Lighting choices
- Exterior fireplaces (most plans)
- Cabinet and appliance choices
- See sales consultant for complete list

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- 1- Troon North Golf Club
- 2- Pinnacle Pointe
- 3- George "Doc" Cavalliere Park
- 4- Scottsdale National Golf Club
- 5- Talavera Restaurant
- 6- Tom's Thumb Trailhead
- 7- Troon Country Club
- 8- Desert Highlands
- 9- Pinnacle Peak Park
- 10- Four Seasons Resort
- 11- Estancia Club
- 12- La Mirada Shopping Center
  - a. Mastro's Steakhouse
  - b. Pane E Vino Ristorante
  - c. Jade Palace
- 13- AJ's Fine Foods
- 14- Pinnacle Peak Country Club
- 15- Pinnacle Peak Patio Steakhouse
- 16- Sassi- Italian Food
- 17- Rare Earth
- 18- Rosati's Pizza
- 19- Pinnacle Peak Trailhead





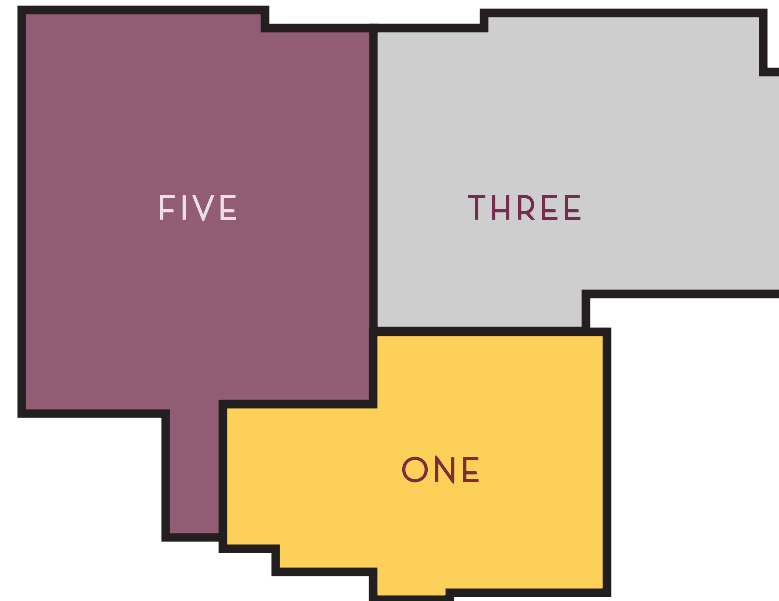


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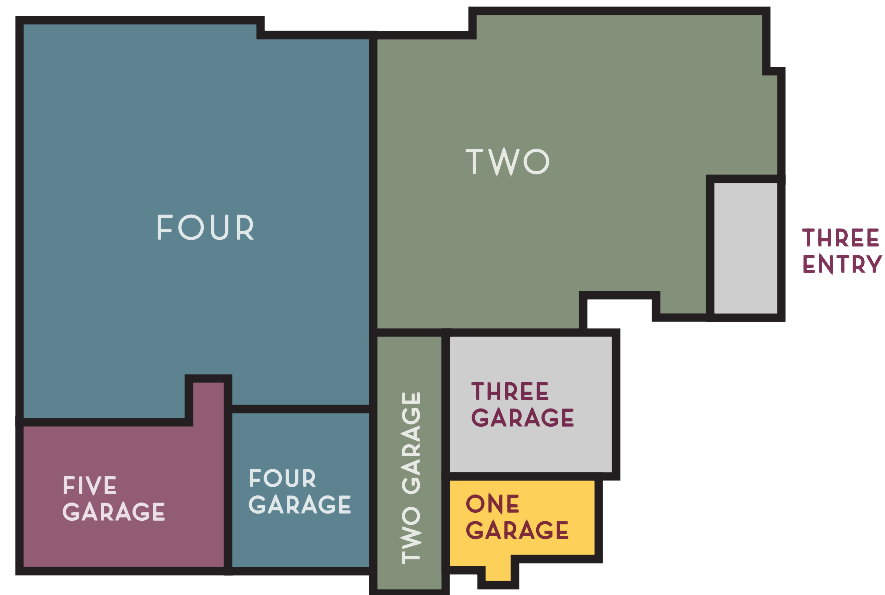
SITE  
MAP



## UPPER FLOOR PLANS



## GROUND FLOOR PLANS



# FAMILY

Although a family can come in many different shapes and sizes, there is a universal meaning to the word and what it symbolizes. Whether your family is your spouse and children, your grandkids, your closest friend or maybe your pets, family is what is most important to all of us. Family is where you go for unconditional love, for strength and for security. It's where you share good times and get through the challenges that life can bring. You can always count on your family to be there for you. That is why a home is so important. Like our family, it provides us with a comfortable, secure place where we can be ourselves. A place where we can build fond memories while we enjoy the present and plan for the future.

At Family Development, we take this meaning very seriously. Having been involved in the design and development of nearly 1,000 homes over the past decade, every member of our team looks at each home as if it was being built for their own family. Care and attention is given to each and every facet of the building cycle to ensure that the final product will bring years of satisfaction to its owner.

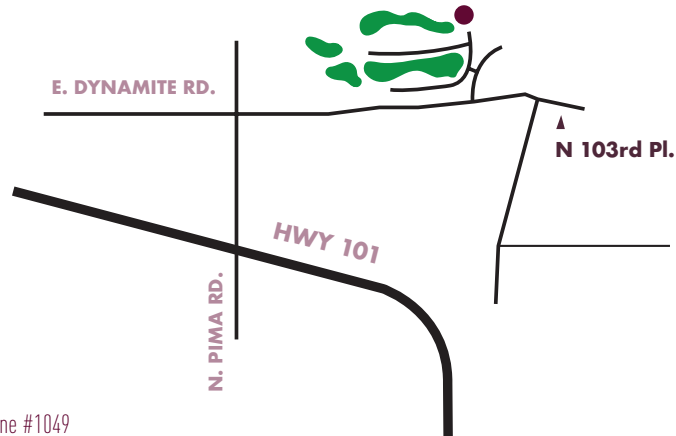
From thoughtfully planned neighborhood designs to beautiful and functional floor plans, a home built at our communities is sure to provide families with that special place to relax and enjoy life. We feel our commitment to family is what makes us unique and sets us apart. So, no matter how you define family, we welcome you and yours to ours.







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