



Frank Development Group

DEVELOPMENT OF THE MONTH**SE**

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The Shades of South Mountain
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Ideal for those who desire a lock-and-leave lifestyle, The Shades of South Mountain is a new condominium neighborhood built on a property with a very special history: for many years it was one of a number of beautiful multi-acre flower gardens that populated the foot of South Mountain on Baseline Road.

The Shades of South Mountain offers single-story units with direct-access garages, expansive patios and lanai spaces on nearly every home. Community amenities include a pool, barbecue, fireplace and lounge area, dog park and ample green space.

The Shades of South Mountain is currently in its final phases with a limited number of homes available.

DETAILS**Number of homes:** 80**Prices:** From the low \$190s**Address:** 3900 E. Baseline Road, Phoenix

Directions: Take I-10 to the 40th Street exit, head south on 40th Street to Baseline Road. Right onto Baseline. The site is on the right/north side of Baseline just west of 40th Street.

Sales office hours: 10 a.m.–6 p.m. daily**Phone:** 602-875-0918**Website:** ShadesCondos.com

Getty Images

Right-sizing your lifestyle

Repeat after me: keep, donate, sell or discard

By Debra Gelbart

If you're planning on buying a new condo and you're moving from a larger home, chances are you'll need to discard some of your stuff to have enough space for the possessions that mean the most to you. But where do you start?

Focus on results: "I advise my clients to start in a room or closet where it's easy to make decisions," said Doreen Collins, a professional organizer and relocation specialist and owner of Organizing by Doreen. "Once you have seen some results, you will be motivated to do more."

"Only keep items that are useful, beautiful and that you love," said Bridges Conner, owner and founder of Get Organized with Bridges + CO in Phoenix. "Remember, you only use 20 percent of your stuff 80 percent of the time."

Clothing: "If you don't use it, lose it,"

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As you move through the right-sizing process, you realize you can live with a lot less than you think."

—Bridges Conner,
Get Organized with Bridges + CO

Collins said. "Ask yourself when was the last time I wore that? Keep only the clothes that fit, are your style and are in good condition."

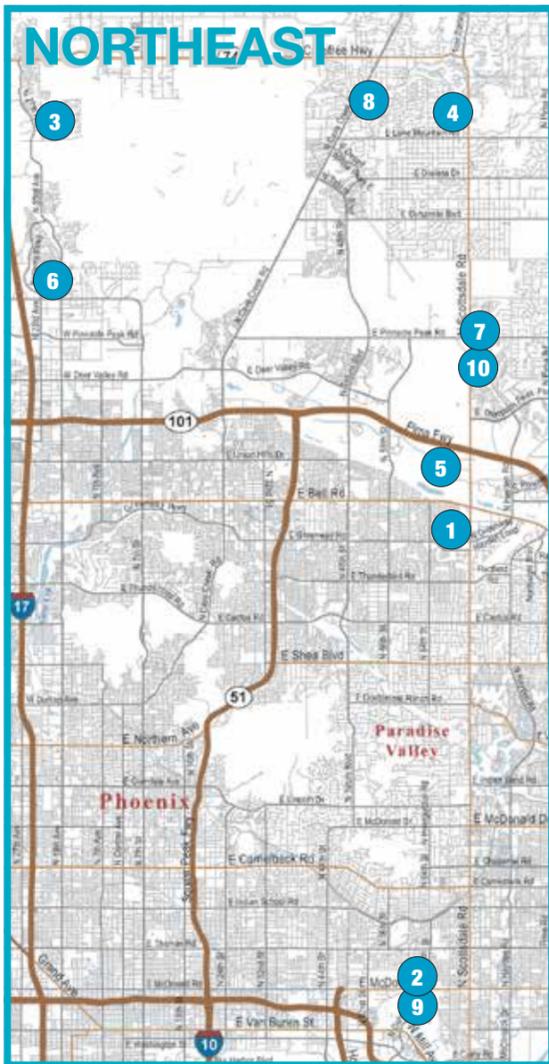
Other items: Beyond clothes, almost anything you don't want can be donated as long as it contains all the parts essential to its function and it's not irreparably broken, Conner said.

Work fast but not too fast: It's worth the time and effort to find out the value of an item you might want to discard, said Erik Hoyer, owner/auctioneer of EJ's Auction & Appraisal in Glendale. "Some common items people mistakenly donate or throw out include old audio equipment, costume jewelry, marbles, vintage toys, vintage golf clubs, black and white photography, old bonds and stock certificates, and even fishing lures," he said. "Some antique lures have been known to fetch thousands of dollars."

Decluttering can be liberating: Keep in mind that you're not purging everything, Collins said. You're just getting rid of items "that no longer fit who you are. Letting go of unwanted clutter can free your mind and soul. What you need today is a serene, safe environment filled with items of love that bring you joy."

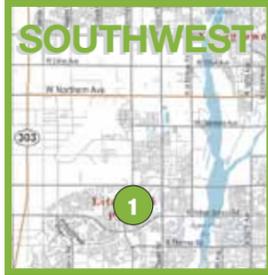


Getty Images



SOUTHEAST

1 **Shades of South Mountain Frank Residential**
From the \$190s
MODELS OPEN DAILY
40th St. & Baseline Rd., Phoenix
ShadesCondos.com
602-875-0918



SOUTHWEST

1 **Cachet at The Wigwam Cachet Homes**
Condos from \$278,900
Townhomes from the \$340s
Single-family homes from the \$360s
Litchfield Rd. & W. Village Pkwy, Litchfield Park
CachetAtTheWigwam.com
623-385-0129

NORTHEAST

1 **7180 Optima Kierland**
Now Selling New Tower
From the low \$300s
Sales Gallery:
15450 N. Scottsdale Rd., Scottsdale
LiveAtOptimaKierland.com
480-630-1200

2 **Aire K. Hovnanian® Homes**
Final Opportunities!
From the low \$500s
68th St. & McDowell Rd., Scottsdale
Khov.com/Aire
877-546-8669

3 **Desert Village at Sonoran Foothills Homes by Towne**
New Models Now Open
From the low \$200s
2425 W. Bronco Butte Trail, Phoenix
HomesbyTowne.com
623-328-8806

4 **K. Hovnanian's® Four Seasons at Scottsdale Heights**
Coming Late Fall 2019
Join our VIP Interest List
Scottsdale Rd. & Dove Valley Rd., Scottsdale
Khov.com/ScottsdaleHeights
877-546-8669

5 **Monterey Ridge Condos Cachet Homes**
Single-level living with garage
From the low \$300s
West of Scottsdale Rd. & south of Mayo Blvd. on 68th St., Scottsdale
MontereyRidge.com
480-356-0179

6 **Pinnacle at Union Park K. Hovnanian® Homes**
Coming Fall 2019
Join our VIP Interest List
19th Ave. & Union Park Dr., Phoenix
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7 **Pinnacle II at Silverstone K. Hovnanian® Homes**
From the mid \$400s
Miller Rd. south of Pinnacle Peak Rd., Scottsdale
Khov.com/PinnacleSilverstone
877-546-8669

8 **Rancho North Homes by Towne**
New Models Now Available
From the high \$200s
5100 E. Rancho Paloma, Cave Creek
HomesbyTowne.com
480-621-5700

9 **Skye K. Hovnanian® Homes**
From the low \$500s
69th St. & McDowell Rd., Scottsdale
Khov.com/Skye
877-546-8669

10 **Summit II at Silverstone K. Hovnanian® Homes**
From the upper \$500s
Miller Rd. & Pinnacle Peak Rd., Scottsdale
Khov.com/SummitSilverstone
877-546-8669

DEVELOPMENT OF THE MONTH



NE

Scott Sandler via K. Hovnanian® Homes

Skye K. Hovnanian® Homes

Located along the McDowell Corridor in South Scottsdale, Skye features semi-detached garden homes ranging from 1,952 square-feet to 2,352 square-feet. These two-story homes offer bright and open great rooms, owner's suites with luxury spa baths, lofts and available rooftop decks (depending on the home design).

Boasting easy access to shopping and dining in Old Town Scottsdale, community amenities include a pool, barbecue pavilion and state-of-the-art fitness center.



Scott Sandler via K. Hovnanian® Homes

DETAILS
Number of homes: 79
Prices: From the upper \$400s
Address: SW corner of 69th Street and McDowell Road, Scottsdale
Directions: Take I-10 west to exit 153A for the AZ-143N toward Sky Harbor Airport. Continue onto AZ-143N. Right onto McDowell Road.
Sales office hours: 10 a.m.–6 p.m. daily; 1–6 p.m. Wednesday; 11 a.m.–6 p.m. Sunday
Phone: 877-546-8669
Website: khov.com/Skye

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