



New mansions in Arizona to call your own (if you have the cash)

Michelle McNally Jun 30, 2022
Livabl

There's a reason some of America's richest citizens have fled states such as California and New York for the desert heat of Arizona – you can get an awful lot of house for a (relatively) little amount of money.

Want to buy the most expensive house on the market in LA? You're looking at \$225 million. The most expensive resale in Arizona, meanwhile, can be yours for \$28 million. According to [recent data published by Point2](#) this seven-bedroom, eight-bathroom Arizona mansion called "The Aerie" spans over 13,600 square feet across a 1.8-acre lot located east of McDowell Mountain Regional Park.

But who wants to live in someone else's grubby old mansion? Using new home data from [BuzzBuzzHome](#), here are 12 new construction mansions in Arizona you can buy today that would put you in a manor of your own.

This story is part of a series of articles on new build Arizona real estate.

1. Plan [Cavallo at Skye View](#) Skye View is located minutes from **McDowell Mountain Regional Park**.

Community location: North Alma School Road and East Happy Valley Road, Scottsdale

Developer: [Camelot Homes](#)

Price: From \$3,749,900

Size: Four to five bedrooms, four- to five-and-a-half bathrooms, 5,932 to 6,046 square feet

Located in Troon Village minutes from [McDowell Mountain](#)

Regional Park, Skye View is a luxury community of 21 exclusive homes set on half-acre lots. This gated community is a short drive to nearby golf courses, restaurants and [Scottsdale Airport](#), and is an approximate 30-minute commute to downtown Scottsdale. Skye View is situated near [Tonto National Forest](#), lending views of the rolling desert landscape, including [Pinnacle Peak](#), Troon Mountain and Desert Highlands.

The Cavallo plan can be customized to more of 6,000 square of living space. [Floorplan of Cavallo by Camelot Homes](#)

Plan Cavallo at Skye View entails 5,932 to 6,046 square feet of living space with four- to five-bedroom layouts available with a den. The kitchen of this sprawling home features double wall ovens, a butler's pantry and a large island that overlooks the adjoining great room which opens onto an outdoor area. The primary bedroom offers a luxury getaway suite complete with a large walk-in closet and an ensuite with a tub and dual vanities. The Cavallo is finished with two garages with enough parking for four cars, a rear yard and a loggia with an optional fireplace.

2. Unit [3940 E Bloomfield Parkway at Flora at Morrison Ranch](#)

Flora at Morrison Ranch is home to a variety of single- and two-story residences. [Photo of 3940 E Bloomfield Parkway by Toll Brothers via BuzzBuzzHome](#)

Community location: 3968 East Bloomfield Parkway, Gilbert

Developer: [Toll Brothers](#)

Price: \$2,849,995

Size: Four bedrooms, three-and-a-half bathrooms, 4,955 square feet

Flora at Morrison Ranch is the final new home neighborhood in the Morrison Ranch master-planned community in Gilbert. This Toll Brothers development features a

collection of single- and two-story homes ranging from 2,995 square feet up to 4,955 square feet in size in farmhouse, ranch and cottage architectural styles.

Residents of Flora at Morrison Ranch have access to several on-site amenities, including walking trails, a fishing pond, community parks, sport courts and playgrounds. The single-family home community is situated just north of the Santan Freeway, the [Phoenix-Mesa Gateway Airport](#) and local schools.

The kitchen at 3940 E Bloomfield Parkway offers high-end Wolf appliances. [Photo of 3940 E Bloomfield Parkway kitchen by Toll Brothers via BuzzBuzzHome](#) Allocated as home site 548, 3940 E Bloomfield Parkway is a quick move-in residence and currently serves as a decorated home model in the Flora at Morrison Ranch community. This two-story home offers a formal dining room with 11-foot ceilings, a large study by the front entrance and a covered patio with an optional fireplace. The home's kitchen features a convenient walk-in pantry, white cabinetry and Wolf appliances in addition to a large center island and sliding glass doors leading to an outdoor living space.

3. Plan [Vacaro at Sereno Canyon – Estate Collection](#)

Buyers at Sereno Canyon can choose from modern, desert contemporary, desert prairie and mission-style architecture. [Rendering of Vacaro by Toll Brothers via BuzzBuzzHome](#)

Community location: 24985 North 125th Place, Scottsdale

Developer: [Toll Brothers](#)

Price: From \$2,826,995

Size: Four to six bedrooms, four- to five-and-a-half bathrooms, 4,981 square feet

Sereno Canyon is an award-winning gated community under construction in North Scottsdale. The Estate Collection in this development



features eight single-level home designs that range from 3,600 to over 5,000 square feet across one acre of land. Home buyers can pick from modern, desert contemporary, desert prairie and mission-style architecture to suit their individual tastes.

On-site, residents of Sereno Canyon can spend their days lounging by the resort-style pools or mingling with loved ones in the outdoor gathering areas, clubhouse and fitness center. Positioned off Ranch Gate Road, Sereno Canyon is located near parklands, trails and the Toms Thumb landmark.

In this luxury home collection, the Vacaro plan provides four to six bedrooms with more than 4,981 square feet of living space. Enter this massive home through the courtyard to the gourmet kitchen that is finished with double islands and double wall ovens. Home buyers can customize this mansion with optional add-ons throughout the home including a wine room, additional fireplaces, pocket doors and bonus rooms.

4. Unit 8206 E. Old Paint Trail at Reserve at Black Mountain
Reserve at Black Mountain is just over a half-hour drive to downtown Scottsdale. [Rendering of 8206 E. Old Paint Trail by Toll Brothers via BuzzBuzzHome](#)

Community location: 8366 East Old Paint Trail, Scottsdale
Developer: [Toll Brothers](#)
Price: \$2,781,447
Size: Three bedrooms, three-and-a-half bathrooms, 4,300 square feet
Set against the Black Mountains, this single-family home community delivers 0.75-acre home sites. Ranging from 3,236 to 4,981 square feet, these luxury residences are available in six different designs, including modern, contemporary, prairie and mission-style architecture. Built by Toll Brothers, Reserve at Black Mountain

neighbors several golf clubs, resorts, spas and restaurants. Within a 35-minute drive of the new home community, residents will arrive in downtown Scottsdale thanks to easy access to Loop 101.

Available for a cool \$2.7 million price tag, 8206 E. Old Paint Trail is available for quick move-in. This three-bedroom, three-bathroom estate spans over 4,300 square feet over a single floor with designer upgrades throughout.

8206 E. Old Paint Trail has a number of fireplace, cabinet and door options to choose from. [Floorplan of 8206 E. Old Paint Trail by Toll Brothers via BuzzBuzzHome](#)

The great room of this Scottsdale estate is the heart of the home, featuring a mezzo fireplace, 14-foot ceilings and an open concept layout that flows into the kitchen and breakfast area. Whip up your favorite dishes in the gourmet kitchen, equipped with a walk-in pantry, upgraded cabinetry and Wolf stainless steel appliances. The primary bedroom suite adjoins into a luxurious ensuite with a free-standing soaking tub and a large walk-in closet for storing your designer fashions.

5. Plan Salima at Sereno Canyon – Villa Collection

Enjoy amenities like the bocce ball court, café and spa at Sereno Canyon – Villa Collection. [Rendering of Samila by Toll Brothers via BuzzBuzzHome](#)
Community location: 24985 North 125th Place, Scottsdale
Developer: [Toll Brothers](#)
Price: From \$1,645,995
Size: Three to four bedrooms, three-and-a-half bathrooms, from 3,489 square feet
Retreat from the hustle and bustle of the world to the Villa Collection at Sereno Canyon, a luxury collection of homes under construction in

Scottsdale’s Dynamite Foothills. This affluent home community features all the lavish amenities one could expect, from the cabanas to the bocce ball court, café and spa. A staff-gated and private neighborhood, Sereno Canyon is an approximately nine-minute drive to [Four Seasons Resort Scottsdale](#), plus, the trails at Pinnacle Peak Park and a few golf courses located in Troon Village. At Sereno Canyon, new home buyers can have their pick from eight different home designs in the Villa Collection ranging from 2,375 to 3,489 square feet, including 7,920-plus square-foot home sites with desert and mountain views.

The Salima plan in this new construction development encompasses over 3,489 square feet of luxury living space, including two garages for safely parking your high-end vehicles. Be welcomed into this three-bedroom, three-and-a-half-bathroom home by a private courtyard and foyer, leading to an inviting great room with cathedral ceilings. The adjoining covered patio at the rear of the home is ideal for entertaining evening dinners or savoring cups of morning coffee.

The Samila plan has a large covered patio just off of the great room and kitchen. [Floorplan of Samila by Toll Brothers via BuzzBuzzHome](#)

6. Plan Sierra at Storyrock Capstone Collection

For \$1.4 million, the Sierra plan offers upwards of 4,300 square feet of living space. [Rendering of Sierra by Taylor Morrison via BuzzBuzzHome](#)
Community location: 13127 East Sand Hills Road, Scottsdale
Developer: [Taylor Morrison](#)
Price: From \$1,419,990
Size: Four to seven bedrooms, four-to six-and-a-half bathrooms, 4,333 square feet
Built by Taylor Morrison, the Storyrock Capstone Collection is set



in the McDowell Sonoran Preserve. Comprised of just 18 homes, this assortment of residences features two single-story floorplans ranging from 4,082 to 4,333 square feet with four- to six-car garages. Residents of Storyrock are a six-minute drive to the [Tom's Thumb Trailhead](#), which connects into hiking areas like Morrel's boulder and Inspiration Point. Head south onto Loop 101 where you'll discover an array of retailers, entertainment venues and the legendary [TPC Scottsdale golf course](#). Find all kinds of flavors at one of the many nearby restaurants, whether you prefer vegan options, comfort food or Italian cuisine.

The owner's suite at Sierra provides two walk-in closets and an ensuite tub. [Floorplan of Sierra by Taylor Morrison via BuzzBuzzHome](#)
The Sierra plan stretches 4,333 square feet and includes up to seven bedrooms and six-and-a-half bathrooms. Buyers of this home plan have several options to customize their new home. On the exterior, purchasers can pick from three different design finishes — Spanish, California Mission and Tuscan. Change the interior layout of the home to create different rooms and features, like adding a multi-generational suite, a media room, extra fireplaces or extending the garage to include more space for cars.

7. Plan [Cantera at Storyrock](#)
Storyrock in Scottsdale offers around 30 luxury homesites. [Rendering of Cantera by David Weekley Homes via BuzzBuzzHome](#)
Community location: 12942 East Buckskin Trail, Scottsdale
Developer: [David Weekley Homes](#)
Price: From \$1,819,990
Size: Three to four bedrooms, three- to four-and-a-half bathrooms, from 4,281 square feet

Located in North Scottsdale, Storyrock is a collection of new luxury residences built by David Weekley Homes. This community of around 30 lots offers four floorplans to choose from starting from \$1.7 million and ranging from 3,544 to 4,517 square feet. If you're looking for privacy surrounded by the desert landscape, the homes at Storyrock boast expansive 360-degree mountain views. The community's proximity to McDowell Mountain Regional Park lets those who love the outdoors easily enjoy camping areas, playgrounds and multi-use trails to hike, bike and horseback ride along. Within a short drive, future residents of Storyrock can access Scottsdale's renowned golf courses as well as schools in the [Cave Creek Unified School District](#).

The Cantera boasts two covered patios, a courtyard and a five-car garage. [Floorplan of Cantera by David Weekley Homes via BuzzBuzzHome](#)
Storyrock's Cantera floorplan is ideal for those to love to spend time outside thanks to this home's courtyard and two covered patios. Walking through the entryway, visitors are greeted by a large family room flanked by an open kitchen with a center island and pantry. For those working from home, the Cantera plan comes with a study with options to add sliding glass doors or ceiling beams to the room.

8. Plan [6006 at Stone Crest](#)
Plan 6006 features plenty of extra space, whether you want more room for hobbies or working from home. [Rendering of Plan 6006 by Camelot Homes via BuzzBuzzHome](#)
Community location: 5743 South Joshua Tree Lane, Gilbert
Developer: [Camelot Homes](#)
Price: From \$1,499,900
Size: Four to five bedrooms, four- to five-and-a-half bathrooms, from 3,501 square feet

A gated, family-friendly community, Stone Crest is a boutique collection of 29 homes on quarter-acre lots in Gilbert. Priced from the low \$1 million range, these luxury residences run between 3,100 to 4,100 square feet with award-winning architecture throughout. Located near East Ocotillo and South Recker roads, Stone Crest is a six-minute westward drive to [Gilbert Regional Park](#), where you can play a game on the pickleball, volleyball and tennis courts or let the little ones cool off on the splash pad. In the opposite direction, you'll find conveniences like banks, grocery stores, schools and the [Power Ranch Golf Club](#).

The 3,501 square-foot home offers up to five bedrooms, a great room and den. [Floorplan of Plan 6006 by Camelot Homes via BuzzBuzzHome](#)
Plan 6006 at Stone Crest features a welcoming front porch leading to a foyer and expansive great room. This floorplan's bonus room and den provide plenty of space for working from home, indulging in hobbies or lounging around watching your favorite Netflix shows. Buyers of Plan 6006 can pick from a series of optional upgrades to add to their home, whether it be the addition of a guest suite or exercise room to the garage, converting the kitchen pantry into a mudroom or including a multi-sliding door in the primary bedroom.

9. Plan [Sterling at Wildhorse Estates](#)
Wildhorse Estates is a short drive to local Scottsdale restaurants, attractions and amenities. [Rendering of Sterling by Pulte Homes via BuzzBuzzHome](#)
Community location: 12339 North 93rd Way, Scottsdale
Developer: [Pulte Homes](#)
Price: From \$1,913,990
Size: Four bedrooms, four-and-a-half bathrooms, 4,767 square feet
This exclusive gated community in North Scottsdale is comprised of 40



new home sites just east of Loop 101. Consisting of one- and two-story residences with five home designs to pick from, the residences at Wildhorse Estates vary from 3,142 to 4,767 square feet in size and start from around \$1.5 million.

Residents who like to spend time outside will appreciate Wildhorse Estate’s collection of amenities, such as the playground with a shade ramada, outdoor seating around gas fire pits and cornhole boards. Fill your evenings and weekends at some of Scottsdale’s nearby popular attractions, like [Butterfly Wonderland](#), [OdySea Aquarium](#), [Cactus Park](#) and the historical [Talesin West](#).

Pulte Homes’ Sterling plan entails two floors of living space, inclusive of four bedrooms, four-and-a-half bathrooms and a four-car garage. In the front foyer of the home, residents can access a convenient powder room, den and flex room. Optional floating stairs can transport you to the home’s second level where you’ll find a loft space and a spacious owner’s suite complete with a sitting area, walk-in closet and ensuite with dual vanities. See Sterling’s home features for yourself through the [360-degree virtual tour](#).

The Sterling plan boasts a loft, a four-car garage and a flex room. [Rendering of Sterling by Pulte Homes via BuzzBuzzHome](#)

10. Plan [Eames](#) at Boulder Ranch
Enjoy up to 4,981 square feet of space at Toll Brothers’ Boulder Ranch community. [Rendering of Eames by Toll Brothers via BuzzBuzzHome](#)
Community location: 11923 East Cavedale Drive, Scottsdale
Developer: [Toll Brothers](#)
Price: From \$2,300,995
Size: Four to five bedrooms, four- to five-and-a-half bathrooms, 4,186 square feet

Only a few home opportunities remain at Toll Brothers’ gated Boulder Ranch community. Starting from \$2.2 million, estates in this affluent Scottsdale project feature up to 4,981 square feet of living space, plus several home designs to pick from including contemporary, modern and prairie architecture.

Boulder Ranch is located on the edge of Tonto National Forest, providing close access to trailheads, parkland and golf clubs. A 30-minute commute to I-17, this luxury home development is a two-hour drive from Flagstaff, where residents can get away from the desert to the mountains and enjoy an afternoon skiing or exploring the historic downtown district.

The Eames plan can be upgraded with a wet bar or an extension to the owner’s bedroom suite. [Rendering of Eames by Toll Brothers via BuzzBuzzHome](#)

Grossing 4,186 square feet, the Eames plan at Boulder Ranch can be personalized with a series of luxury upgrades. Add an interior wet bar to the primary bedroom suite’s retreat or opt for a guest casita addition with its own garage, kitchenette and covered entryway. You can change room layouts by adding pass-through windows in the kitchen, installing a linear fireplace in the great room or widening the primary bedroom wing.

11. Unit 12409 E. [Troon Vista Drive](#) at Sereno Canyon – Enclave Collection

Enclave Collection at Sereno Canyon provides resort-style amenities like cabanas, spa and pools. [Rendering of 12409 E. Troon Vista Drive by Toll Brothers via BuzzBuzzHome](#)

Community location: 24985 North 125th Place, Scottsdale
Developer: [Toll Brothers](#)
Price: \$1,566,471

Size: Three bedrooms, three bathrooms, 2,307 square feet
The Enclave Collection at Sereno Canyon delivers homes that cater to an easy-living lifestyle with luxurious finishes and contemporary desert architecture.

In this Toll Brothers community, you won’t have to venture far from home to experience rejuvenating and resort-style amenities. Work on your cardio or strength in the fitness center before plunging into the pool or relaxing in the spa. Meet friends and neighbors at the clubhouse, café or cabanas to hang out, or gather around the outdoor fireplace and chat on the event lawn. This guarded, gated community is a short commute to McDowell Mountain Regional Park, plus parks and restaurants.

12409 E. [Troon Vista Drive](#) features a designated laundry room, kitchen prep area and casual dining section. [Floorplan of 12409 E. Troon Vista Drive by Toll Brothers via BuzzBuzzHome](#)

Modelled after the Keland floorplan, 12409 E. Troon Vista Drive is a single-level, 2,307 square-foot home with three bedrooms, three bathrooms and south-facing views. The long, L-shaped kitchen comes fitted with Wolf stainless steel appliances plus upgraded cabinetry and countertops, a prep station and pantry. The great room and casual dining area are ideal for dinner parties and family meals, both leading onto the covered patio with an optional fireplace.

12. Plan [Cheval](#) at [Shadow Ridge](#)

Camelot Home’s Shadow Ridge development delivers 31 spacious new home lots starting from the upper \$2 million price point. [Rendering of Cheval by Shadow Ridge via BuzzBuzzHome](#)
Location: 24013 North 128th Street, Scottsdale
Developer: [Camelot Homes](#)
Price: From \$2,939,900



Size: Four bedrooms to six bedrooms, four- to six-and-a-half bathrooms, from 4,495 square feet Currently under construction in Scottsdale, Camelot Home’s Shadow Ridge development consists of 31 spacious new home lots. Priced from the upper \$2 million price point, these luxury homes offer 4,190 to 6,444 square-foot layouts and award-winning contemporary architecture. For avid outdoor enthusiasts, whether you prefer to golf, hike or bike, Shadow Ridge is minutes from popular trails and outdoor recreation.

The Cheval plan in this gated community runs as large as 5,584 square feet with up to six bedrooms, six-and-a-half bathrooms and four garages. Walking through the mansion’s courtyard, visitors are greeted by a cozy foyer with optional sliding glass doors. Hang right into the great room which is overlooked by the kitchen with a center island, dual dishwashers, pantry and a large oven range.

The Cheval plan can be built with a casita with a bonus room, perfect for guests or extended family members. [Floorplan of Cheval by Shadow Ridge via BuzzBuzzHome](#) Customize the laundry room to your needs, with options to include built-in cabinetry and an island for convenient storage and folding space. Buyers of the Cheval plan also can add a casita with a bonus room, include an 18-foot garage door or reconfigure the laundry room with a dog wash for their four-legged family members.

The One-Of-A-Kind Lake Pleasant Regional Park In Arizona Is Absolutely Heaven On Earth

Only In Your State
June 28, 2022
by [Katie Lawrence](#)

For a state with so much desert, there are a surprising number of lakes in Arizona where outdoor enthusiasts can play until their hearts’ content. One of the very best is **Lake Pleasant Regional Park**, a huge waterfront playground with direct lake access for boating, kayaking, hiking, camping, and more. This desert oasis will quickly become your new favorite year-round escape.

What if there were a beautiful oasis less than one hour from Phoenix where you could escape the blistering desert heat? Lake Pleasant Regional Park is that place.



[TripAdvisor/JDB](#)

Located in Morristown, a Phoenix suburb with fewer than 200 residents, this nearly 24,000-acre park is paradise for nature lovers.



[TripAdvisor / Sherri F](#)

As soon as the lake comes into view, you know you're in for a good time. Water this blue is such a gift and you'll have a blast splashing the day away.



[TripAdvisor/ccylin](#)

Visitors can enjoy a variety of outdoor recreational activities, both in the water and on land.



[TripAdvisor/Quadyak](#)

Find your sea legs with kayaking, fishing, swimming, and even flyboarding!



[TripAdvisor/RepublicFoil](#)

When you need to dry out for a bit, embark on a scenic hiking trail through the park, of which there are many.



[TripAdvisor/Deanne A](#)

No matter how you choose to experience this incredible place, the



surrounding mountain views are the perfect backdrop.



[TripAdvisor/abqsage](#)

You'll see plenty of Saguaros along the banks ...



[TripAdvisor/abqsage](#)

... as well as an abundance of native wildlife all throughout the landscape.



[TripAdvisor/abqsage](#)

Camping is also allowed at the park. There are a total of 148 sites, plus additional boat-in sites. Amenities vary based on whether the site is classified as "developed" or "semi-developed."



[TripAdvisor/TravelingBum52](#)

Visit the Maricopa County Parks [website](#) for more information, including current hours and entrance fees.

Have you ever been to Lake Pleasant Regional Park? We definitely think it's one of the best lakes in Arizona. If so, we'd love to hear all about your experience. Tell us in the comments! Don't forget to check out our previous article for a nearby [floating restaurant](#) to check out while you're in the area! Address: Lake Pleasant, Arizona, USA

New homes in Mesa, AZ that'll turn your head

[Michelle McNally](#) Jun 21, 2022
Livabl by Buzzbuzzhome

If you're looking to live close to the capital of Arizona without the hustle and bustle of Phoenix's downtown core, then Mesa might be the place for you.

Located east of Phoenix and north of Gilbert, Mesa [takes its name](#) from the Spanish word for "tabletop" or "tableland." Mesa is the second-largest city in the Phoenix-Mesa metro and the 37th biggest city in the country. More than 504,000 people call Mesa home, and the population of the southwestern city is expected to surge to 551,155 residents by 2026, forming approximately 133,880 households.

Compared to 150 other cities across the United States, Mesa [ranks as the 25th best-run city in the country](#) according to a 2021 study by WalletHub. Mesa beats out neighboring communities like Phoenix and Tucson in addition to major U.S. urban centers such as Atlanta, Philadelphia and Chicago. When it comes to livability, Mesa scores a 78 out of 100 [according to](#)

[AreaVibes](#), 82 per cent better than other locations across the country.

"We've made great progress in Mesa and the growth that we're seeing is bringing high-wage jobs, leading-edge, advanced manufacturing, amping sports tourism and drawing Fortune 500 companies," said Mayor John Giles at the City of Mesa's 2022 State of the city event. "I've always talked about how our work as a city is to ensure Mesa is a great place to be a kid, raise a family and build a future, and we continue to raise the bar in that effort year over year."

So what makes Mesa a desirable place for people to live and work in? From the family-friendly atmosphere to growing work opportunities, there are several reasons why someone may consider Mesa a good place to live.

Mayor John Giles: Reasons to live in Mesa 'are only getting better'

If you're looking for insights on what Mesa is all about, the most obvious source of information will come from the people running the show. Mayor John Giles was first elected as Mesa's mayor in 2014 and began his second term in office in 2021. From parks and recreation to employment opportunities, the reasons to live in Mesa are growing according to Mayor Giles.

Mayor John Giles says Mesa is experiencing economic growth across all areas. Image courtesy of the City of Mesa.

Tell us a little bit about yourself. As the mayor of Mesa, what do you personally like about living and working in this city? What are your favorite things about Mesa?

I was born in downtown Mesa, grew up in downtown Mesa, and later bought a historic property in downtown to run my business. It is a



great honor to serve as mayor of my hometown, and I'm committed to the livability and bright future of my city.

I may also be Mesa's biggest fan. Not just because I'm the mayor, but because I know from experience that it's a great place to live and to raise a family. My wife and I raised five kids here and we're grateful to have our eight grandchildren nearby.

Last year I started the [It's Always Cool in Mesa](#) podcast to share some of the great stories of my city that I get to hear as Mayor. The podcast is an introduction to some of the people, places and history that make Mesa a great place to live, and a good way to get to know the city. Find it on Apple, Google or Spotify.

If someone were to come up to you and ask "Is Mesa a good place to live?" what would you tell them? What specific amenities, features and neighborhoods would you say make Mesa a desirable city to live in?

Mesa is a great place to live, and as we grow as a community, the reasons to live here are only getting better.

We are a compassionate city that prioritizes public safety, values education and maintains an excellent quality of life. With an eye toward the future, Mesa has a Climate Action Plan to reduce our overall impact on the environment and ensure the next generation inherits a community that is healthy at every level. In 2019, Mesa became the first autism-certified city in the country, and we continue to expand services and initiatives that ensure all people feel welcomed in our city.

We are home to renowned parks and recreation facilities, and arts and cultural amenities. Mesa Arts Center, a world-class visual and performing arts complex, and two museums

geared toward families and education—the i.d.e.a. Museum and the Arizona Museum of Natural History—are located in the heart of downtown. If you're a baseball fan, you'll love March in Mesa. We have two incredible spring training facilities, Sloan Park and Hohokam Stadium.

Mesa is also an ideal location for those who love the great outdoors. You can go from our urban city center to wide open spaces in under ten minutes, and lose yourself on a hiking trail, bike the Hawes trail system or paddleboard down the Salt River.

One of my favorite things to do in Mesa is to find great, locally-owned eateries. They are throughout the city, but one of the best concentrations can be found in Mesa's Asian District, where you can explore Asian cultures, history and food without leaving town. Be sure to try Koreatown if you visit!

If someone were to move to Mesa, what would you want them to know about the city beforehand? How would you describe Mesa to someone who has never visited the city or is trying to learn about Mesa from afar?

Mesa is the 37th largest city in the United States and the third-largest city in the state of Arizona. We're larger than Miami, Minneapolis and Atlanta, and we get over 300 days of sunshine each year, which is more than San Diego or Miami Beach.

We're home to amazing employers like Boeing, Dexcom, Amazon and Banner Health, and we've recently welcomed Meta, Gulfstream and electric vehicle manufacturer ElectraMeccanica. There are excellent employment opportunities throughout the city, and our Economic Development team works

tirelessly to attract great companies offering high-wage jobs to Mesa.

Mesa Public Schools is the largest public school district in the state. We're also home to Mesa Community College and Arizona State University Polytechnic Campus, and soon-to-be home to the Sidney Poitier New American Film School and ASU Media Immersion and eXperience Center (MiX) next door to City Plaza.

The Phoenix-Mesa Gateway Airport flies to over 60 destinations nationally, and Falcon Field is one of the busiest general aviation airports in the U.S. The accessible freeway system keeps residents connected with ease to other parts of the Phoenix-Mesa metro area and the Sky Harbor airport is just a short drive away.

For these reasons and more, Mesa continues to grow and be a desirable place to live and work.

Mesa is expected to see over 550,000 total residents by 2026. What factors are leading the city's population and economic growth? How would you say Mesa has grown and changed over the past five or ten years?

Healthy economic growth is occurring throughout the Phoenix-Mesa metro area and in all areas of the City of Mesa. It's exciting to be part of a rapidly growing region with a bright future.

In 2021 alone, growth and expansion projects in Mesa resulted in the addition of 2,600 jobs, the creation and absorption of more than 3.7 million square feet of space, and capital investment that exceeded \$1.2 billion.

It's not hard to see why people choose to live in Mesa. As our city grows, we continue to prioritize infrastructure, education and quality



of life that benefits all residents and helps sustain growth.

What are some of the biggest changes and developments coming to Mesa? If someone were to make the move there, what can they look forward to in the future?

Despite the challenges of the pandemic, we are experiencing some of the best years ever for economic development in Mesa. Signs of growth are all around us, with new developments in every area of the city and even more inquiries for future projects.

Travel in and out of the Gateway Airport is at an all-time high with record-setting passenger traffic. A new air traffic control tower and key improvements at the Mesa Gateway Airport are right on time to meet the needs of the region. Mesa’s Falcon Field Airport has emerged as a hub for aviation and innovation, and they’ve welcomed many great new businesses in the last several years.

I’m committed to building upon our great history to leave the City of Mesa better than I found it. In my last term as mayor, I’m focused on five Es: Emergency Response, Education, Environment, Economic Growth and Equality and Compassion. These values that we prioritize as a city are key reasons to live in Mesa.

Mesa home prices are cheaper than neighboring cities

If you’re buying a home in Mesa, you’ll probably save a few dollars more than if you were to buy a property in another city within the Greater Phoenix area.

According to [data from Realtor.ca](#), the median listing home prices for a property in Mesa is \$471,000 as of April 2022, which works out to around \$279 per square foot. Compared to the same month in

2021, resale home prices have grown 28.2 per cent year-over-year in Mesa. Homes in the city tend to sell for a median sold price of \$459,000 after an average 35 days on the market.

Mesa resale home prices are cheaper than properties in other local cities such as Phoenix, Tempe, Chandler and Scottsdale, where median listing home prices go for \$475,000, \$515,000, \$575,000 and \$900,000, respectively.

By comparison, you’ll pay a median price of \$171 per square foot for a new construction townhouse or single-family detached property in Mesa as per [information from BuzzBuzzHome](#). This is a few dollars less than the same housing types in Phoenix, which typically cost \$177 per square foot. All new homes planned, under construction or recently finished in Mesa are low-rise.

“The greatest thing I think in the City of Mesa is the diverse housing,” said Sheryl Willis, a real estate agent with eXp Realty. “You can get everything from [a] retirement community, to family community to high-end luxury, and let me tell you, some of the least-expensive, most gorgeous mountain views you will find throughout the Greater Phoenix [area] is right here in the City of Mesa.”

The award-winning Mesa Arts Center (MAC) is the southwest’s largest urban art and entertainment campus, comprising 14 artist studios, five galleries and four theaters across seven acres. Guests can visit the center to take in a performance, experience a visual arts exhibition or take a studio class.

Cindy Ornstein is the director of the Mesa Department of Arts and Culture and the executive director of the Mesa Arts Center. A former New Yorker, Ornstein has been

working in the arts industry for over three decades, and has overseen the expansion of Mesa’s arts community for the last 12 years.

Ornstein shared her insights on Mesa and what makes it a good place to live.

Some responses have been edited for clarity and brevity.

Tell us a little bit about yourself. Who are you, and what do you do?

I am the director of arts and culture for the City of Mesa and the executive director of the Mesa Arts Center (MAC). As arts and culture director, my department includes the Arizona Museum of Natural History (AZMNH), the i.d.e.a. Museum (imagination, design, experience, art) and the Mesa Arts Center. I also serve as a connector and communicator to further the engagement and opportunities with arts, culture and science in our community and region.

I am originally from New York City, but have also lived in Atlanta, Eastern PA and Michigan before moving to Arizona. I’ve been in arts administration for 32 years, and in my current position for 12. I acted and directed in theater when I was younger, studied theater and music, though I ended up with a degree in English from Vassar College and a masters in American culture from the University of Michigan. I come from a family of artists and scientists.

If someone were to come up to you and ask “Is Mesa a good place to live?” what would you tell them? How would you describe Mesa to someone who has never visited the city? Personally, what are some of your favorite things about Mesa? Mesa is a great place to live! It’s beautiful, surrounded by amazing natural resources, stunning desert



and mountain vistas. Mesa has a small urban center, but is the 37th largest U.S. city and has the resources that come with that, including world-class cultural resources, great recreation facilities and good schools.

Mesa is a community with wonderful people and a highly creative group of artists, organizations and cultural supporters. There is a lot of growth in Mesa, including lots of new housing, new businesses moving here and an Arizona State University (ASU) facility opening downtown this year that will house several programs, including ASU's Sidney Poitier New American Film School.

We are proud to have an innovative museum serving youth and families (i.d.e.a. Museum), the premier natural history museum in the state (AZMNH), and the largest multidisciplinary arts center in the southwest U.S. (MAC). The MAC comprises over 212,000 square feet, four theaters, a contemporary art museum, 14 visual and performing arts studios, two outdoor stages and a robust education and engagement program. There are also many theater companies, dance groups, musical ensembles, teaching organizations, visual artists and art activists in our city.

How do you think visual and performing arts have evolved and grown in Mesa over time? How do you think the Mesa Arts Center has played a role in influencing Mesa's arts scene?

The visual and performing arts have been important to the Mesa community for a long time, including the first Mesa Arts Center. It was in a former elementary school building in downtown for decades, helping to foster arts activity before the "new" Mesa Arts Center opened in 2005.

There has been a wonderful and evolutionary growth of the arts in Mesa, with increasing recognition over the last dozen years. There is an exciting and innovative creative vibe happening here that is very authentic. In addition, participation in the arts at our cultural facilities has grown over that time, with an obvious dip during COVID, but now coming back strong.

Many people feel that the Mesa Arts Center has been an important contributor to the growth and reputation of Mesa as an arts-rich and arts-supportive city, and I agree. The Mesa Arts Center has created many opportunities to broaden, deepen and engage people from across the region and beyond for all ages and backgrounds, and to give the community ownership in the Center and its programs.

This has included exemplary programs serving older adults, people with dementia and their caregivers, veterans and service members, and youth, as well as extraordinary exhibitions at the free and award-winning Mesa Contemporary Arts Museum. We have 60-plus performances of touring artists each year in our Performing Live series (plus many rentals and six Founding Resident Companies in the theaters) and multiple free festivals. All of these programs explore a wide variety of genres, ideas, cultures and artistic forms.

The Mesa Arts Center has also led many exciting special projects, such as a street pianos project, community prototyping projects to enhance engagement in neighborhood design, the Water=Life project using art to explore water conservation, and much more.

If someone were to move to Mesa, what would you want them to know

about local arts talent, events and attractions? What would you want them to understand about the city and what it's like to live and work there?

I'd want them to know that there is something here for everyone's tastes and needs. In addition to so many varied cultural events and activities in Mesa and in the Greater Phoenix metro area, they can also find wonderful ways to get involved, to volunteer, to participate in a project or to help with a community theater production.

They will love the amazing big sky and incredible sunsets, the access so very close to total wilderness and its truly breathtaking beauty, and all the great recreation that comes with that — kayaking the Salt River, horseback riding, mountain biking and hiking. That it's hot but dry really does make a difference. You can drive two hours north for cold, visit all kinds of mountains, vineyards and cool towns in multiple directions, and enjoy being part of one of the largest metro areas in the country. For foodies, the variety and quality of food is fantastic! Mesa, in particular, has great authentic ethnic food of every variety, and a wonderful Asian District.

What do you think is next for the Mesa arts community? What do you think new and existing residents can get excited about when it comes to the Mesa arts industry?

Mesa's arts community is growing as more people understand the exciting work that is happening here. I think more creative businesses will come to Mesa in the next few years, and artists will continue to find it a great place to make their home base.

As residential housing increases, which is springing up all over the place, the amenities of the urban



center will grow and flourish, much like the burgeoning microbrewery/taproom growth in downtown Mesa over the last few years.

The opening of the ASU Media and Immersive eXperience (MIX) Center — which focuses on film, media production, including new technologies like augmented and virtual reality, entrepreneurship and innovation — will stimulate additional creative activity and is already increasing strong partnerships with ASU and the development of new events and initiatives.

The future is bright and full of stimulating and ground-breaking opportunities for residents, lifelong learners and visitors.

Living in a smaller city doesn't mean you have to miss out on opportunities at big-name companies.

National and international businesses from Boeing to Fujifilm have opened up shop in Mesa, employing thousands of local workers. Large tech and manufacturing companies have also made plans to expand their operations into the city.

In the [summer of 2022](#), Canadian electric vehicle manufacturer, ElectraMeccanica Vehicles Corp., intends to open its 235,000 square-foot U.S. assembly and engineering technical center. The facility, which is designed to assemble an enhanced U.S.-built 2023 SOLO model vehicle, will have the ability to produce up to 20,000 cars per year.

In August 2021, Facebook's parent company, Meta, broke ground on a data center facility in Mesa. Nine months later, the company announced its plans to add three more buildings to the campus, expanding the project to over 2.5 million square feet and growing Meta's investment in Arizona to

over \$1 billion. When complete the Meta Mesa data center will support 200 jobs.

"Mesa has been an exceptional home for Meta, thanks to its excellent access to infrastructure, strong pool of talent, access to new renewable energy resources and great set of community partners, and we're excited to be expanding our presence here," said David Williams, Meta's community development manager, in a [press release](#).

Based on 2020 data from Mesa's Office of Economic Development, the [city's major employers](#) include:

- Banner Health (Mesa-based employees: 8,321)
- Mesa Public Schools (7,994)
- The Boeing Company (4,655)
- City of Mesa (4,135)
- Drivetime Automotive Group Inc (1,401)
- 24-7 Intouch (1,400)
- AT&T (1,311)
- Maricopa County (1,055)
- Dexcom (850)
- Empire Southwest (771)
- Santander Consumer USA (765)
- Maricopa County Community College District (742)
- State of Arizona (670)
- MD Helicopters (650)

Data from the [United States Census Bureau](#) shows that Mesa workers earn a slightly higher wage compared to those in Phoenix, with an annual median household income of \$61,640 compared to \$60,914 in the neighboring city.

The onset of COVID-19 knocked the global economy off of its feet, forcing layoffs and business closures across the country. More than two years later since the onset of the pandemic, economies around the world have been recovering, including Mesa, which appears to be

outperforming many other U.S. cities.

According to a [WalletHub report](#), Mesa ranked in sixth place out of 180 when it comes to U.S. cities whose unemployment rates are bouncing back the most from the pandemic. With an unemployment rate of 2.4 per cent as of March 2020, Mesa outperformed cities like San Francisco, Austin and Miami when it came to COVID-19 recovery.

You'll experience over 300 days of sun

Located in the Sonoran Desert, Mesa is a hot and dry city that has sunny skies the majority of the year.

The City of Mesa experiences 301 days of [sunshine annually](#), reportedly more than San Diego or Miami Beach. On an average day, the city hits about 86°F (30°C), but can reach as high as 104.3°F (40.2°C) in peak summer and drop to as low as 35.6°F (2°C) in the winter.

Mesa [rarely sees snow or rain](#), receiving less than 10 inches of precipitation a year.

Covering 138 square miles, Mesa is bordered by the Tonto National Forest and [Usery Mountain Regional Park](#) to the east and the Salt River to the north. Mesa has 55 parks, nine public pools and miles of trails that cater to different outdoor activities, whether you want to hike, bike or explore the wilderness on horseback.

"This is really one of the most unique deserts in the world," said Janiel Green, a travel and culture YouTuber. "This is the only place that the saguaro cactus grows and it can live up to 200 years, and it dots the landscape like giants standing [at] attention to the sun."

Here's a few options of how you can spend your time in the Mesa outdoors:



- Set up your tent at the [Usery Park Campground](#).
- Bird watch at the [Coon Bluff Recreation Area](#).
- Horseback ride, kayak and tube at the historic [Saguaro Lake Guest Ranch](#).
- Play a round of miniature golf or a game at the arcade at [Golfland Sunsplash](#).
- Score a hole-in-one at [Las Sendas Golf Club](#), the [Arizona Golf Resort & Event Center](#) or one of the many other golf courses in the city.
- Tour the Salt River on board the [Desert Belle Tour Boat](#).

Get a taste of locally grown goods in Mesa

The desert landscape may sound like a surprising location for farming, but Mesa is a popular destination for agritourism. The city is home to a number of farms that provide seasonal produce to the local community, markets and restaurants. Arizona’s sunny climate is an ideal environment for growing citrus, hence why you’ll find orange and other fruit farms in and around Mesa. From November to January, citrus hits its peak season for harvesting tangerines, blood oranges, grapefruit and lemons. During the late spring and early summer months, it’s time to gather peaches, plums, eggplants and grapes.

The [Fresh Foodie Trail](#) is a self-guided tour of the region’s local farms, mills and eateries located within Mesa and surrounding communities. Visitors and residents can spend their time picking produce, chatting with the animals or sampling the home-grown flavors of the homestead. Year-round, the farms host food-oriented events, from Queen Creek Olive Mill’s September garlic festival to the pumpkin and chili party held at Schnepf Farms in October.

Here are some of the top destinations that you can explore along the Fresh Foodie Trail:

- [True Garden Urban Farm](#) – (5949 E University Drive, Mesa)
- [Superstition Dairy Farm](#) – (3440 S Hawes Road, Mesa)
- [Vertuccio Farms](#) – (4011 S. Power Road, Mesa)
- [Steadfast Farm at Eastmark](#) – (5111 Inspirian Parkway, Mesa)
- [Jalapeño Bucks](#) – (3434 N Val Vista Drive, Mesa)
- [Queen Creek Olive Mill](#) – (25062 S Meridian Road, Queen Creek)
- [Schnepf Farms](#) – (24810 S Rittenhouse Road, Queen Creek)
- [Agritopia](#) – (3000 E Ray Road, Gilbert)
- [The Windmill Winery](#) – (140 W Butte Avenue, Florence)

On Saturday’s during the summer season, the city hosts the [Downtown Mesa Farmers Market](#) at the Mesa Arts Center where visitors can buy from local merchants, food vendors and artists.

There’s plenty for the kids to see and do

Raising little ones in Mesa may involve many days spent at the park, splash pad or one of the city’s popular attractions.

Compared to 182 cities in the U.S., Mesa ranks in 114th place of the best places to raise a family across the country according to recent [data from WalletHub](#). With a score of 49.52, Mesa comes in 49th place nationally for socio-economics and 96th place for family fun.

Source: [WalletHub](#)

As per information [from the City of Mesa](#), there are 23 “A” ranked schools in Mesa and six “A+” School of Excellence laureates. For the bigger kids, the city is the location of several post-secondary institutions, including Mesa

Community College, the ASU Polytechnic Campus and the East Valley Institute of Technology.

For families who live or visit Mesa, the city has taken steps to support those who may have special needs. In November 2019, Mesa became the [first Autism certified city](#) in the U.S. by the International Board of Credentialing and Continuing Education Standards (IBCCES). The [initiative was launched](#) by the region’s marketing organization, [Visit Mesa](#), to encourage businesses to participate in specialized autism training in order to better recognize Autism Spectrum Disorder (ASD) and service the needs of ASD travelers and their families.

If you’re looking to fill evenings and weekends with the kids, here are some exciting attractions you can explore in Mesa:

- Visit the dinosaur displays and art collections at the [Arizona Museum of Natural History](#).
- Participate in interactive and artmaking activities at the [i.d.e.a. Museum](#).
- Bounce around on the trampolines or the obstacle courses in [Uptown Jungle Fun Park](#).
- Tour the aircraft exhibits at the [Arizona Commemorative Air Force Museum](#).
- Practice your flips and tricks at [Desert Trails Park](#).
- Grab a bite at [Organ Stop Pizza](#), home to the world’s largest Wurlitzer theater organs.
- See your favorite baseball teams during Spring Training

Baseball lovers can catch up with their favorite teams in Mesa.

Since the 1950s, Mesa has hosted the Chicago Cubs for the Spring Training baseball season. The team moved to Mesa’s newly-constructed Sloan Park in 2014 where they lead



MLB in Spring Training attendance with an average of 14,000 fans per game according to Mesa’s economic development department. Hohokam Stadium is also the destination for The Oakland A’s Spring Training.

In early 2022, Mesa opened [Bell Bank Park](#), a 320-acre sports and entertainment complex for professional, club and recreation teams. The massive project includes dozens of sport courts, a 3,000-seat outdoor stadium, fitness centers, a 17,000 square-foot sports restaurant and more.

Year-round, little ones can take part in their favorite sports thanks to a number of [youth programs](#) provided by Mesa’s Parks, Recreation, and Community Facilities Department. Starting for kids as young as kindergarten age, children can participate in soccer, golf, archery, track and field, volleyball and flag football leagues hosted by the City of Mesa.

New homes in Phoenix under \$400k

[Michelle McNally](#) Jun 8, 2022
Daily Independent

A budget of \$350,000 might not get you far in some high-price American cities, but for the same amount of money, you can certainly find a home in the [Phoenix metro area](#).

Across the Valley of the Sun, you’ll find a number of single-family home options that fall under the \$350,000 threshold. Whether you want to be close to the interstate, or need a home that has an office or a sizeable garage, [Phoenix’s new construction market](#) has choices available.

Here are 10 new home plans and units you can find in the [Phoenix Metropolitan Area](#) for [under](#)

[\\$350,000](#) based on data from BuzzBuzzHome.

1. Plan 1495 at [North Copper Canyon – The Villas Collection](#)

Location: West Williams Road and North 174th Avenue, Surprise
Developer: [Century Communities](#)
Price range: From \$335,990
Size: Three bedrooms, two bathrooms, 1,495 square feet

This ranch-style floor plan features an open concept layout with a dedicated kitchen pantry, great room and a covered patio. The 1495 plan gives buyers the option to convert the third bedroom into a three-bay tandem garage for convenient vehicle storage. Future residents of North Copper Canyon will have access to community amenities such as a shared picnic area, pool, dog park and more.

2. Plan Maxwell at [The Enclave at Mission Royale – Classic Series](#)

Location: 314 San Marino Loop, Casa Grande
Developer: [Meritage Homes](#)
Price range: From \$344,990
Size: Three bedrooms, two bathrooms, 1,218 square feet

The Classic Series at The Enclave at Mission Royale is a stone’s throw away from I-10, local golf courses and parks. Whenever you need to stock up on groceries, the new single-family home community is a five-minute drive to Florence Boulevard where you’ll find a number of big-name stores, restaurants and the Promenade at Casa Grande shopping mall.

3. Unit 3440 W Toluca Drive at [Toltec Arizona Valley](#)

Location: North Estrella Road and West Shedd Road, Eloy
Developer: [Century Communities](#) and [Century Complete](#)
Price range: \$271,990
Size: Three bedrooms, two bathrooms, 1,326 square feet

Located northeast of I-10, 3440 W Toluca Drive offers a straightforward drive to downtown Phoenix, Tucson and Gila Bend. The buyers of this 1,300-plus square-foot bungalow will be a few minutes walk from Tumble Weed Park, convenience stores and the popular Skydive Arizona center.

4. Unit 233 W Douglas Avenue at [Picacho Crossing](#)

Location: South 1st Street and Dewey Avenue, Coolidge
Developer: [Century Communities](#) and [Century Complete](#)
Price range: \$294,990
Size: Three bedrooms, two bathrooms, 1,326 square feet

Under construction near South Arizona Boulevard, Picacho Crossing is home to a series of one- and two-storey homes ranging from 1,209 to 2,010 square feet in size. Offered as a single-story home, 233 W Douglas Avenue delivers a two-bay garage, a walk-in closet connected to the primary bedroom and a U-shaped kitchen that overlooks the great room.

5. Plan Residence 2 at [Tuscany](#)

Location: East Doan Street and North Peart Road, Casa Grande
Developer: [Century Communities](#)
Price range: From \$347,990
Size: Three bedrooms, two bathrooms, 1,789 square feet

Residence 2 in Century Communities’ Tuscany project provides nearly 1,790 square feet of living space across a single floor. This three-bedroom, two-bathroom home features nine-foot ceilings, granite slab counters in kitchen and bathrooms and front yard landscaping. Homes with this floor plan are also fitted with the Century Home Connect smart home package.

6. Plan Hayes at [Cross Creek Ranch](#)



Location: 1603 West Inca Drive, Coolidge
Developer: [Oakwood Homes](#)
Price range: From \$331,950
Size: Three bedrooms, two bathrooms, 1,624 square feet

The Mesa Collection at Cross Creek Ranch features five distinct floor plans with open concept layouts and main-floor bedrooms. Purchasers have the option to add bonus rooms and enlarged garages to their floor plan for additional space. Located just south of AZ-87, the 80-home single-family community neighbors the Casa Grande Ruins National Monument in addition to a Walmart Supercenter, Walgreens and Safeway.

7. [Plan Caden at Crestfield Manor](#)
Location: 24621 Harvest Road, Florence
Developer: [D.R. Horton](#)
Price range: From \$345,990
Size: Three bedrooms, two bathrooms, 1,612 square feet

Built by D.R. Horton, Crestfield Manor is a master-planned community near Felix and Heritage Road. If you enjoy hiking and exploring trails, the under-construction development is a half-hour drive to the [San Tan Mountain Regional Park](#). The Caden plan in this single-family home collection offers a covered backyard patio along with a large kitchen island and nine-foot ceilings.

8. [Unit 12209 W Carousel Drive at Arizona City](#)
Location: Lamb Road and West Ventana Drive, Pinal County
Developer: [Century Communities](#) and [Century Complete](#)
Price range: \$286,990
Size: Four bedrooms, two bathrooms, 1,603 square feet

Situated between Phoenix and Tucson, 12209 W Carousel Drive is an hour's commute to each city's downtown core, and a 30-minute

drive to the hiking trails at Picacho Peak State Park. This single-family, ranch-style home features an option to include a flex room in its 1,600-plus square foot layout.

9. [Plan Sunstone at Seasons at Cross Creek Ranch](#)
Location: 1149 North Manana Lane, Coolidge
Developer: [Richmond American Homes](#)
Price range: From \$348,990
Size: Four bedrooms, two bathrooms, 1,860 square feet

This 1,860 square-foot floor plan by Richmond American Homes features a walk-in pantry off of the kitchen, a dedicated study space and two walk-in closets for the primary bedroom. Purchasers of the Sunstone floor plan have options to customize the layout to their liking such as adding a covered patio or additional storage space in the garage.

10. [Plan Residence 1971 at The Palms at Casa Vista](#)
Location: 2050 East Brooklyn Drive, Casa Grande
Developer: [Century Communities](#)
Price range: From \$345,990
Size: Three bedrooms, two bathrooms, 1,971 square feet

Residence 1971 provides a number of options for layout personalization. Buyers of this Century Communities floor plan can opt to add an additional bedroom or study, upgrade the size of the garage or change up the layout of the primary bathroom. Residents of The Palms at Casa Vista will be a short drive to nearby retail stores, parks and the I-10.

Usery Mountain Regional Park in Mesa conducts heat,

monsoon safety session



AP FILE PHOTO
Arizona's monsoon begins June 15.
Posted Monday, June 6, 2022 6:40 am
INDEPENDENT NEWSMEDIA

[Usery Mountain Regional Park](#) in Mesa this month will provide newcomers to the area as well as those who are Valley veterans information on Arizona's intense heat and sometimes unpredictable summer weather events.

During a drop-in session, 9-10:30 a.m. June 15, visitors to the park's Nature Center will learn about dust storms, rain storms and, yes, that heat.

"Learn safety tips on how to stay cool and still enjoy the outdoors as the temperatures heat up and what to expect when storm clouds roll in," park officials stated in a release.

No registration required, and all ages are welcome.

The park is at 3939 N. Usery Pass Road, Mesa. Phone: (602) 506-2930, ext. 4.

These Arizona cities just got a big shout-out for having the best hiking in the U.S.

[Shanti Lerner](#)
Arizona Republic
June 3, 2022



More love for the high quality of hiking in Arizona: A study released this week ranks Phoenix and Tucson among the top 10 U.S. cities for hiking.

According to a study conducted by LawnStarter, a company that offers lawn maintenance services nationwide, Portland, Oregon, comes in at No. 1. Tucson and Phoenix round out the top three.

LawnStarter's hiking survey looked at 13 factors including hiking access, trail difficulty, climate and natural hazards. Weighing these factors, the company ranked 200 of the biggest U.S. cities.

While Phoenix was ranked No. 3 overall, it was rated No. 1 for best hiking access. Tucson was No. 2 in this category.

Top 10 U.S. cities for hiking in 2022

Here's how LawnStarter's ranking shaped up:

- Portland, Oregon.
- Tucson.
- Phoenix.
- Colorado Springs, Colorado.
- Oakland, California.
- Salt Lake City.
- Los Angeles.
- Boise.
- Las Vegas.
- San Diego.



Best hikes in Phoenix

Phoenix is famous for its hikes up Camelback Mountain and Piestewa Peak, but there are tons of other opportunities from easy to strenuous where you can see why metro Phoenix made this list. Looking to get started? We've got a roundup of [five easy day hikes](#) in metro Phoenix. Here's where to find them:

- **Lake Pleasant Regional Park.**
- **McDowell Mountain Regional Park.**
- McDowell Sonoran Preserve.
- South Mountain Park and Preserve.
- **Spur Cross Conservation Area.**

Best hikes in Tucson

Looking to adventure outside of Phoenix? Here's our guide to [favorite hiking trails in Tucson](#) where you can find waterfalls and possibly a rare crested saguaro. Here are the hikes that made our expert's list:

- Linda Vista Trail.
- Loma Verde Loop, Saguaro National Park.
- Painted Hills Trails.
- Tanque Verde Falls.
- Yetman Trail.

You can connect with Arizona Republic Culture and Outdoors Reporter Shanti Lerner through email at shanti.lerner@gannett.com or you can also follow her on [Twitter](#).

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Body of missing swimmer recovered from Lake Pleasant; 6th straight deadly weekend incident for 2022

By [Marissa Sarbak](#) and FOX 10 Staff
Updated June 2, 2022

Missing swimmer's body recovered from **Lake Pleasant**, marking 6th death in 6 weeks

The body of a swimmer who went missing at Lake Pleasant during the Memorial Day weekend has been recovered, according to the Maricopa County Sheriff's Office.

MARICOPA COUNTY, Ariz. - Officials with the Maricopa County Sheriff's Office say they have recovered the body of a person who went missing from Lake Pleasant on May 28.

According to a statement released on June 1, the body of 52-year-old Lorne Jonassen was recovered at around 9:30 p.m. on May 31.

"Lorne was recovered in 147 feet of water with no signs of foul play," officials said in a statement.

Jonassen reportedly wasn't wearing a life jacket when he submerged near [South Barker Island](#) at around 11 a.m.

Witnesses did not see him come back out.

Deputies say the man wasn't wearing a life jacket when he submerged at around 11 a.m. This marks the 6th incident at the lake in as many weeks. FOX 10's Marissa Sarbak reports.



The incident on May 28 marks the sixth straight weekend that someone has died at Lake Pleasant,

Last week, a woman died after her leg [was amputated in a boating accident](#) on the lake. An 18-year-old was pulled from the water the weekend prior in an apparent drowning incident.

Neria Aranbayev, 20, was found on the night of April 24, about 21 feet below the water's surface. On May 1, an unidentified man's body was found 25 feet underwater near Jet Ski Point.

An 83-year-old woman died on the lake on May 8 after being thrown from her boat.

Lakegoers reacted to news of the deadly incident.

"Oh my god that's awful. I can't even imagine," said one person at the lake.

Officials with the Coast Guard Auxiliary, which patrols the Arizona waterways, say the majority of those who went out for a fun day on the lake and never returned were not wearing a lifejacket.

"Now we've gotten into six deaths in a row, and a full four of those were completely preventable had they been wearing a life jacket," said Kimijo Mareska with the Coast Guard Auxiliary.

Mareska wants to remind people that anything can happen when they are out on the water.

"A lot of younger guys tend to think they can swim a long distance," said Mareska. "We actually had to stop a guy yesterday from swimming a mile-long stretch of the lake here with no lifejacket," said Mareska.

As boating deaths mount, Mareska says it's time for a change.

"Our state has probably reached the point where we need to have a mandatory operator's license for a boat," said Mareska.

Mareska says no boater safety courses or permits are required before operating a boat on the water in Arizona. She believes making a change to this could help educate people and save lives.

Safety tips while on the water

Authorities say there is zero tolerance for irresponsible boating behavior.

"Zero tolerance. We will be citing anyone without a life jacket, Coast Guard approved, 12 years and younger. We will be doing boat checks on the water it is to keep everyone safe," said Maricopa County Sheriff's Sgt. Joaquin Enriquez.

The message is more important now than ever, especially because of the tragic events that have unfolded at the lake recently.

"There has definitely been more drowning calls early in the season," said Maricopa County Sheriff's Office Lake Patrol Det. Rob Marske.

The sheriff's office says it's also seeing record-breaking numbers of people at the lake as many try to escape the heat, but it adds that the education to avoid tragedy starts before you get here.

As for the Memorial Day weekend, there will be extra personnel patrolling the lake.

"Gonna have two paramedics and two EMTs. All of us are rescue swimmer qualified," said Josh Carpenter with Peoria Fire and

Medical Department. "On a busy weekend like Memorial Day, we will have an additional two people out here. That is an ambulance crew."

Speaking about the most recent deadly incident on the lake, Carpenter says, "any time anybody gets off the boat into the water, the motor should be off."

He says it's not just the boat's propellers that you should stay away from, ropes used for towing could also contribute to critical injuries.

"Whatever rope is attached to the tube or wakeboard or water ski, that rope is just as dangerous as the propeller it could get caught up in. We recently had an accident, had a patient that had that rope wrapped around her body, and it got caught in the propeller," he said.