

# McCormick Ranch

Why is McCormick Ranch one of the most **RESILIENT** real estate markets in metro Phoenix?



LOCATION

GREEN

Championship Golf

Community

Family Fun Corridor

Parks

Lakes

Greenbelt

Two Airports within 15 minutes; Stocked Fishing Lakes; 30 Miles Walking, Jogging & Biking Trails; Tempe Town Lake Paddleboarding; Great Wolf Lodge Indoor Water Park; Salt River Fields Spring Training & Event Venue; Soccer & Baseball Fields; Dog Park; Sand Volleyball; Pickleball

# McCormick Ranch



**EE**  
EXECELITE TEAM

# McCormick Ranch

McCormick Ranch is one of the most highly desirable communities in Scottsdale.

Formerly a working ranch, the largest master planned community in Arizona

Lush & Green with lakes, parks, golf courses and greenbelts

In the heart of the Scottsdale Resort District, Shopping & Dining District & Family Activity Corridor

Proximity to Old Town Scottsdale, Kierland Commons, the Scottsdale Quarter, and the new Ritz-Carlton Paradise Valley and Palmeraie Shopping & Dining District

Minutes from the private Scottsdale Airport and just 15-20 minutes from Phoenix Sky Harbor International Airport.

Parks, Farmer's market, groceries and restaurants.

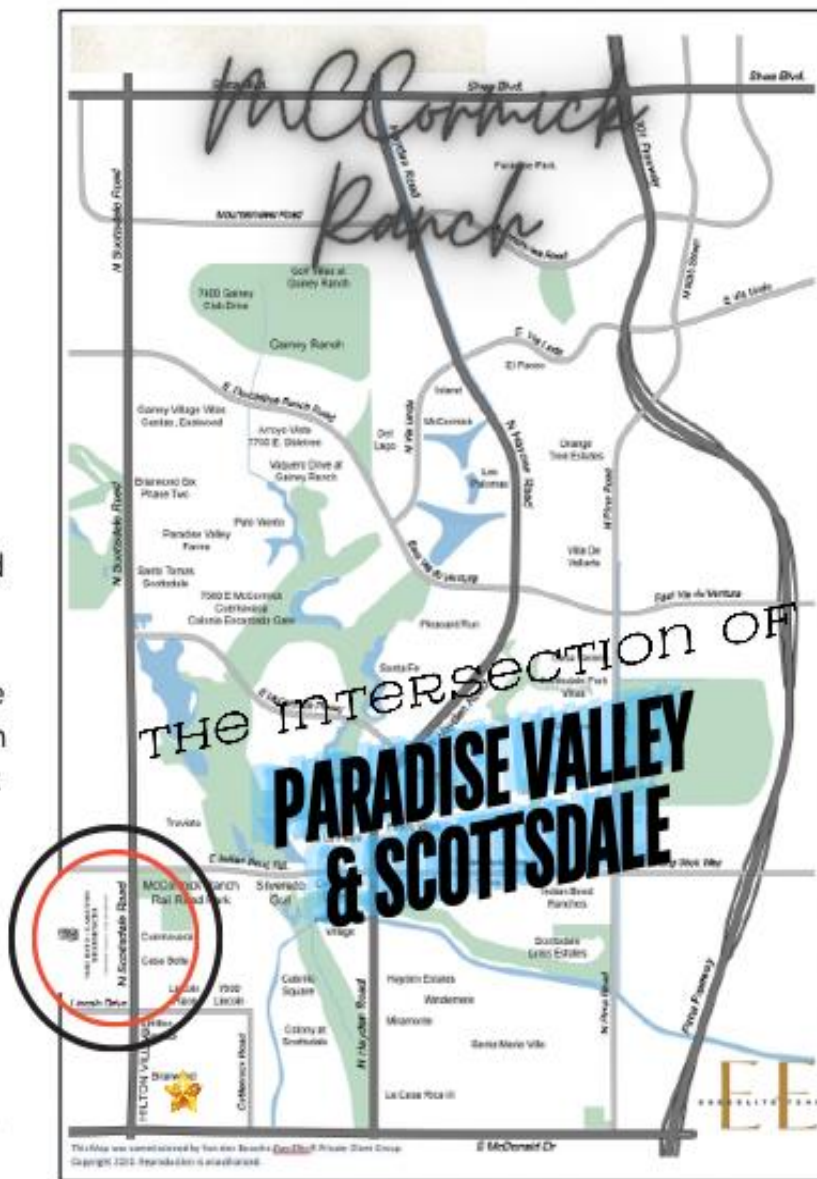
Home to approximately 27,000 people

Two (2) championship 18-hole golf courses, public tennis courts, 130 acres of man-made lakes and over 25 miles of bicycle paths ("greenbelt").



- **Walkable**
- **Appreciable**
- **Lifestyle**

The Ritz-Carlton Paradise Valley is a multi-billion-dollar 122 Acre Resort, Shopping, Dining and Residential Community. The Palmeraie Shopping District is expected to be the most highly demanded in North America. FENDI Private Residences is building their first exclusive residential development on the site. It will be located at the highly anticipated Palmeraie shopping district on the Scottsdale portion of the site. The FENDI Private Residences are destined to be the most expensive address in Arizona and a testimony to the elegance and sophistication for which FENDI is known. The 44 exclusive residences and 8 penthouses will be 'paparazzi proof' and add to the prominence and ambiance of the area.



## RITZ CARLTON PARADISE VALLEY



Scheduled to Open 2024

All 80 of the Ritz Villas have been sold

17 of the 32 Private residences are under contract

Featuring the famous restaurant *Mot 32* + 60 upscale shops  
The Palmeraie: 160,000 square feet of shopping, dining, and more

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Cochise Elementary School is renowned for its commitment to academic excellence and fostering a supportive community environment. Located in McCormick Ranch, a suburban area of Scottsdale, the school serves students from kindergarten through fifth grade.

Cocopah Middle School ranks better than 92% of middle schools in Arizona. It placed in the top 10% of all schools in Arizona for overall test scores in 2019.

[publicschoolreview.com](http://publicschoolreview.com);  
[schooldigger.com](http://schooldigger.com)

Chaparral High School has a Championship Athletic Program that is nationally recognized

## Scottsdale 3-C Schools

The most highly  
demanded public  
schools in metro  
Phoenix



## A satellite map of a residential neighborhood. A large red star is placed on the intersection of E Mountain View Rd and N 14th St. A black arrow points from the top right towards the star. The text 'Cochise Elementary' is written in large yellow letters over the school grounds. Other labels on the map include 'Modern Yoga', 'KLAACenterprises', 'Mountain View Park Playground', and various street names like E Mountain View Rd, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 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Cook's  
Elementary

The map displays the Phoenix area, highlighting the Phoenix Mountains Preserve and the Scottsdale region. Key locations include:

- Phoenix Mountains Preserve:** Located in the northwest, featuring Camelback Mountain and the Phoenix Mountains Preserve - 40th St...
- Paradise Valley:** A central neighborhood with landmarks like the Ritz-Carlton, Palmeraie Shopping District, and the JW Marriott.
- Biltmore:** Located in the southwest, featuring the Biltmore Estates and the Biltmore Resorts.
- Old Town Scottsdale:** Located in the southeast, featuring the White House Black Market and the Scottsdale Highlands.
- Scottsdale Airport:** Marked with a red star in the northeast corner.
- Major Roads:** I-10 and I-44 are shown running through the area.
- Other Landmarks:** The Camelback Golf Club, McCormick Ranch Golf Club, and the Scottsdale Saks River are also visible.

## Sky Harbor Int'l Airport

# FEATURES

8372 E. San Salvador Dr,  
SCOTTSDALE 85258



**May 2024 New:** 5 Ton 14 SEER Hight Efficiency  
**2021:** Wide-plank Real Wood Floors throughout; New Gas Range. **2014 Remodel:** New Primary Bedroom and Bath Addition; whole house Raised Ceilings & Widened Hallways, 15' Retractable Glass Telescoping Door; Pool with soothing waterfall; New Gourmet White Kitchen with gas cooktop; Oversized textured Marble Island; open to Great Room; Three full Baths; Gas Cooktop & fireplace  
**Features:** All real wood hard floors, No Steps; Powder room off great room with pebble-floor walk in shower; Office with double "barn" doors; 3 Car Garage; Extra room in Back yard for dog run or swing-set area plus Auxilliary parking or trailer parking next to garage



**Misc:** Gas range and gas fireplace, unique to McCormick Ranch (propane tanks); Windows have all been replaced with dual pane energy efficient; Custom Window Treatments throughout



**BEDROOMS:** Front Bedroom/office with double opening door/barn-door; Beds #2 and #3 in Jack & Jill configuration sharing large full bath, walk in closet. Primary bath with private smart commode room; spa tub, separate walk in shower; dual lavs; window to yard



**FINISHES:** Real Wood wide plank floors throughout with tile in wet areas, No Steps. 4" base cove, high quality sliding retractable 15' door to covered patio; recessed can floodlights, smooth stucco, smooth drywall, wide hallways



**NEIGHBORHOOD:** Quiet street and private yard. Close to Cochise Elementary School, on quiet center street. The perfect distance from one of the most highly demanded school