



TruVista
DEVELOPMENT

WE SET THE TRENDS THAT OTHERS CHASE

Project Overview

Cattletrack Village-A Gated Luxury Enclave of Four Custom Homes
5713 North Cattletrack Road, Scottsdale AZ 85250

September 22, 2017

Executive Summary

4 Luxury Homes in the Heart of Scottsdale

Location: 5713 North Cattletrack Road, South of McDonald Road, Scottsdale, AZ
Size: Estimated 2 Acres
Lots: 4 Lots
Zoning: R1-18 PRD Single Family Residential
Utilities: Water: Epcor
Sewer: City of Scottsdale
Power: APS

Amenity Highlights:

Schools: Saguaro High School Mohave Middle School Rancho Solano Private School
Kiva Elementary School Pueblo Elementary School

Retail: AJ'S Fine Foods Trader Joe's
Scottsdale Fashion Square Mall Sprouts
Minutes to Every Major Retailer & Specialty Store
Minutes to Nearly All Top Restaurants in the Phoenix Metro Area

Other: McCormick-Stillman Railroad Park McCormick Ranch Golf Club
Gainey Ranch Golf Club The W Hotel
Talking Stick Golf Club The New Ritz Carlton

Project Summary

Amenities

-World class dining and shopping in every direction. Minutes to Fashion Square, 10 minutes to the Biltmore, and less than 15 minutes to Kierland.

-Easy access to the 101 freeway.

-Top public and private school systems within minutes.

-15 minutes to Sky Harbor Airport & Scottsdale's Private Airport.

-Stunning views of Camelback Mountain.

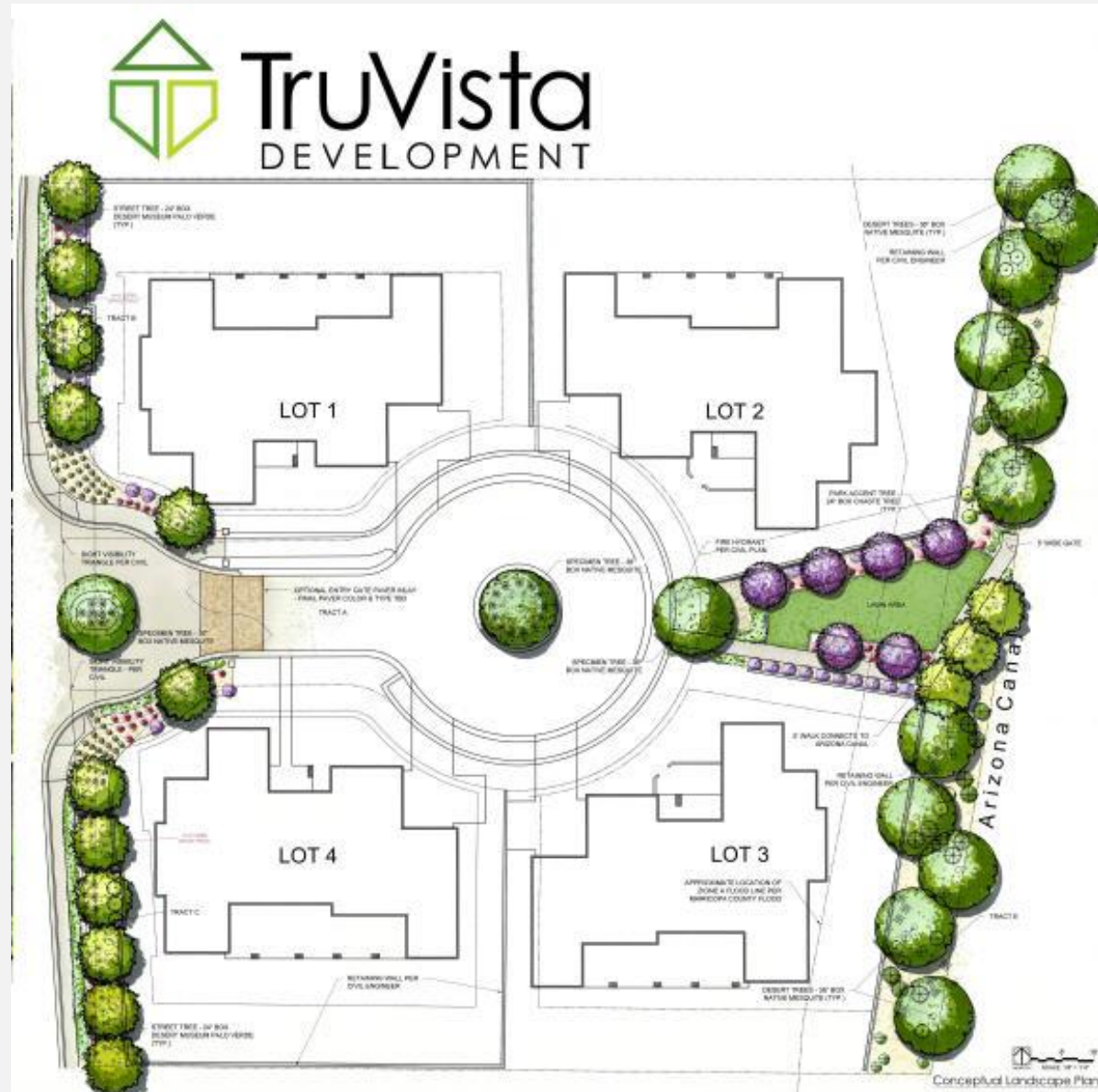
-Hiking, biking, and running trails.



Project Summary

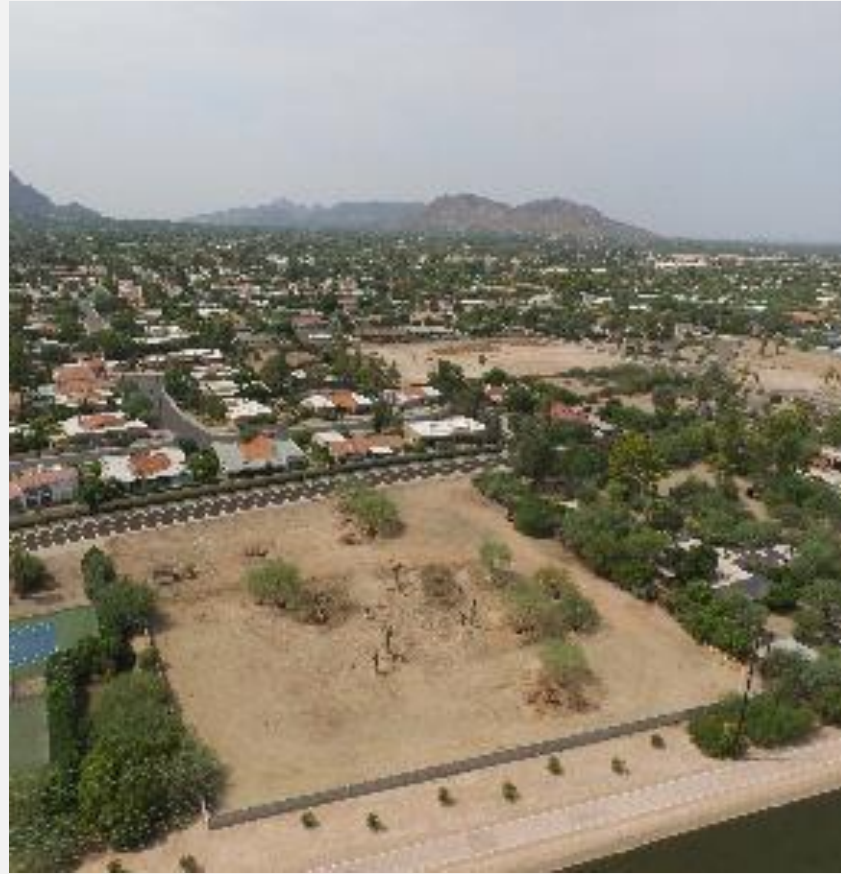
Site plan

- Secure, gated, enclave at the end of a cul-de-sac.
- Private access to the canal activity path.
- Site designed for maximum privacy.
- Spacious homes from 3500-4000 sqft with 4+ car garages available.
- Gourmet designer kitchens
- Luxury spa-like baths
- Energy star efficiency



Project Summary

Aerial Overview



The TruVista Collection

Inspirations for Cattletrack Village-Custom Designs Available as Well



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