



SAGUARO RANCH

REPORTER

DESERT LIVING. NATURALLY.



Saguaro Ranch Club Opens, Garneres Accolades from Members and Guests

When designs were first unveiled by Tucson’s Robinette Architects, Inc. for repurposing the iconic McClintock’s Restaurant, Scott Lundberg, Brian Peschel, and the entire Saguaro Ranch team were exuberant. Plans called for a 25-yard lap pool, a rooftop fitness suite, an adjacent seating area with a two-sided fireplace that intended to leverage breathtaking 180-degree desertscape views, a Bocce ball court, two pickleball courts, “conversation islands” and firepits.

So when construction was completed recently—and the blueprints were transformed into reality—Saguaro Ranch’s

development partners Lundberg and Peschel couldn’t have been more ecstatic.

“It was one thing when Ron introduced his vision for the renovation, but to see it come to fruition is amazing,” said Lundberg, President,



Saguaro Lot Management, Inc. “A tremendous amount of energy went into creating this

special gathering place and we’re so pleased with the comments we’re getting.”

Accompanying Robinette Architects, Inc. in the project was a consortium of local firms, including Aqua Design International, Madan Builders LLC, Marcon Excavating & Construction, Inc, and Stone Scapes Design and Landscaping, LLC.

Swimming laps, boosting cardio, rolling the bocce balls closest to the pallino, relaxing on a pool float, sitting around a fire pit, stargazing from the rooftop—members, their families, and their guests are now enjoying the benefits of the Saguaro Ranch Club.



DEVELOPER’S CORNER - PG. 2

Estate Lots (Phase 1) nearly sold out, Saguaro Ranch Club opens to rave reviews.

HOMEOWNER PROFILE - PG. 2

Why did Corinne and Russell Hagen choose Saguaro Ranch for their desert home?

INTERIOR DESIGN - PG. 2

Learn how Interior Designer Lori Carroll approaches desert home interiors.

LIVING THE DREAM - PG. 3

The four-plus acre Estate Lots are distinguished by views and privacy.

BUILDER’S CORNER - PG. 4

Miramonte Homes creates exceptional residences at Moonlight Canyon.



DEVELOPER'S CORNER

Clubhouse Opening, Real Estate Agent Event, New Homes Under Construction

Scott Lundberg and Brian Peschel, longtime business partners as well as the development partners behind Saguaro Ranch, are excited about the debut of the Saguaro Ranch Club. An extensive renovation of the former McClintock's Restaurant wrapped up in September, resulting in a fantastic community amenity.

"The new clubhouse is truly a spectacular focal point for our members and their guests," said Scott Lundberg, President, Saguaro Lot Management, Inc., "As the seasons change, we can't wait to see people enjoying the pool complex, the fire pits, the fitness suite, and the pickleball and Bocce ball courts."

Continued on Page 4



Homeowner Profile

Though they call Seattle home, Corinne and Russell Hagen have an affinity for the Sonoran Desert. That love affair began when they visited Arizona 15 years ago.

"We started coming down to the Phoenix/Scottsdale area around 2006," said Corinne. "We came for work and ended up staying longer to explore. More recently, we stayed with friends who rented a home, and we also had a family gathering for Russell's mom's 80th birthday."

The couple were introduced to Tucson by friends and fellow Washingtonians, Scott and Char Lundberg, who at the time were having their home built at Saguaro Ranch. Avid cyclists, the Hagen's were in town for the El Tour de Tucson, a fundraising ride for local nonprofits. Drawn by Tucson's appealing 'small town' vibe, they began considering it as a place for a second home.

As the couple drove through Saguaro Ranch's entrance and came out on the other side, they were taken aback by the setting.

"There is just something about driving through the tunnel and seeing the surrounding topography," Corinne explained. "We felt like we were in a nature preserve. You feel so secluded, but you are very close to all the area's amenities."

Continued on Page 4

CRITTERS CORNER

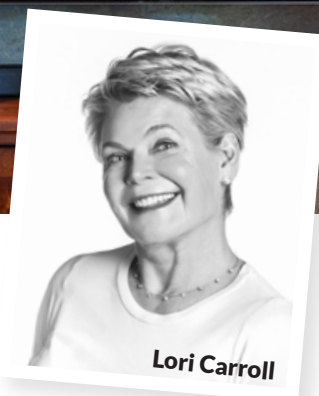


One of the joys of living at Saguaro Ranch is seeing all the wildlife, including *odocoileus hemionus*, the Mule deer. Brownish gray in color, it is clearly their mule-like ears that denote their species. Standing around three feet tall at the shoulders, and weighing up to 280 pounds, they also have a small white tail with a black tip.

Not surprisingly, they seek higher ground during the hottest days of summer and move down lower when winter arrives. They are most active at night and in the early morning hours. To meet all their nutritional needs, they have adapted to eating a wide variety of vegetation, including grasses, mesquite leaves, jojoba and other desert shrubs. The lifespan of the Mule deer in the wild is from nine to 11 years.

FUN FACT: Mule deer have a hard palate vs. upper teeth.

Interior Designer's Corner



Lori Carroll

Award-winning interior designer, Lori Carroll, is quite accomplished when it comes to providing inspired ideas to her clients. Carroll, who is a member of the American Society of Interior Designers (ASID), the National Kitchen & Bath Association (NKBA), the International Design Associates (IIDA) and NCIDQ certified, is working in concert with Robinette Architects, Inc. and Miramonte Homes to bring her imaginative thinking to Saguaro Ranch.

"Working with Ron Robinette and Chris Kemmerly over the years has - and continues to be - a true pleasure," said Carroll. "Being part of a dynamic team to collaborate on interiors, architecture and construction is critical for the success of any project. Our working relationship over the past decades is an excellent example of how industry leaders complement each other to create striking residences."

Carroll's love of the desert is evident in her Moonlight Canyon designs, where earth tones and natural materials blend with bold accents and considerable textural overtones to create contemporary living spaces that are warm, comfortable, and reflective of the amazing landscape and relaxed lifestyle of the desert Southwest. Combined, the reputations of the three professionals and familiarity with the area guarantees laser-focused attention to detail and incomparable quality, resulting in Moonlight Canyon being in a class of its own.

"Saguaro Ranch is a world-class community and the perfect setting for your new home," added Carroll. "Surrounded by sweeping desert and city views, a Miramonte, Ron Robinette, Lori Carroll & Associates home showcases masterful craftsmanship, high-end features and impeccable details."

ESTATE LOTS

LOT 53

Strong Estate Lot Sales, New Home Starts Signify Energized Market

Closings on numerous Estate Lots as well as Ranheim Way Lots 54 and 57 illustrate the kind of sales velocity Saguaro Ranch enjoyed over the summer for larger acreage properties. At the same time, construction is moving at an impressive pace on three custom homes on Estate Lots 11, 20, and 22, while blueprints are being finalized on homes for Estate Lots 1, 41, and 97.

“We had a very busy summer with sales and new home starts,” said Mike Conlin, manager and POA board member of Saguaro Ranch. “We experienced strong sales on two Ranheim Way lots and nine original Estate Lots, leaving only three Estate Lots available. With two homes under construction at Moonlight Canyon, it’s really an exciting time at Saguaro Ranch.”

In addition to the home starts at Moonlight Canyon, work is progressing on new access roads into the enclave, including cutting the roadways, building retaining walls, trenching for utilities,

installing guardrails, and surfacing—actions done in conjunction with the release of Phase 2 properties.

All the Moonlight Canyon models were designed by Robinette Architects, Inc. and will be built by Miramonte Homes with Lori Carroll & Associates providing interior design consultation to homebuyers. Purchasers can choose from four imaginatively designed 2,934 to 3,896 square-foot floor plans, each representing homes with single-story living. Purchasers can choose to add a guest casita ranging in size from approximately 424 to 647 square feet.

“The homes going up on Moonlight Canyon Lots one and forty-three are indicative of the momentum we’re seeing up there,” Conlin added. “Over the winter we anticipate that Phase One’s four remaining homesites will sell out, opening the door for Phase Two sales to quickly ramp up.”



Builder's Corner



Main Residence



Guest Casita

Miramonte Homes Building Masterpieces at Moonlight Canyon.

Chris Kemmerly, CEO of Miramonte Homes, has luxury homebuilding in his DNA. At an early age, Kemmerly learned the value of hard work, quality construction, and integrity from John Frederick, his grandfather, and Jack, his father, who ran successful homebuilding companies in Illinois.

Shortly after graduating in 1982 from the University of Arizona, he began developing his skills working for Kennedy Brothers Construction, which at the time was the largest homebuilder in Chicago. In 1992 he returned to Tucson, launching the Kemmerly Company, where his focus was on custom home building. Today, Chris brings more than 35 years of expertise to Moonlight Canyon at Saguaro Ranch.

“Having deep homebuilding roots and knowing Tucson’s climate and terrain certainly is advantageous for our clients,” said Kemmerly. “Equally important is having a team on hand to support customers at every stage of the home building process. There’s a fair amount of gray hair in our company, which definitely speaks to our depth of knowledge.”

Between Jim Kinzer, VP of Construction, Julie Mastriani, President, and Kemmerly, there is over 100 years of homebuilding experience. Integrating Ron Robinette’s architectural prowess and Lori Carroll’s inspired interior design to the homes at Moonlight Canyon adds 70 combined years of expertise to the mix.

“Ron, Lori and I have done numerous projects during our careers, including a Street of Dreams house,” adds Kemmerly. “Having them involved at Moonlight Canyon—it’s the Dream Team.”

Continued from **HOMEOWNER PROFILE**



Touring the community, they decided on an Estate Lot that had acreage for privacy as well as amazing views. Shortly after purchasing their property, they engaged architect, Ron Robinette. A Tucson native, Robinette brought his extensive knowledge to the blueprints with the result being a home that invites Corinne and Russell to experience seamless indoor/outdoor living.

“The design process has been great,” Corinne added. “Ron really listened to us, from how we wanted the kitchen laid out—we both love to cook—to capturing the views while not disturbing the natural landscape. When we show people pictures, they are amazed by the desert and how completely different it is from the Pacific Northwest. Everyone is looking forward to visiting!”

Continued from **DEVELOPER'S CORNER**

To celebrate the opening of the clubhouse, Saguaro Ranch invited local real estate agents, media, and dignitaries to a special event. The function was held in early October and was well attended.

In real estate news, construction is advancing on custom homes on Estate Lots 11, 20, and 22, along with semi-custom homes and a model home at Moonlight Canyon by Miramonte Homes. Estate Lot 11 showcases the skills of Madan Builders LLC, and Soloway Designs, while Estate Lot 20 represents a stunning single-level residence designed by Ron Robinette.

At the time of publication, eight of the nine remaining Estate Lots in Phase One have sold, and two of the five Estate Lots in the Ranheim Way enclave have sold, an indication that the demand for larger acreage, view oriented properties with appealing building envelopes is significant.

Opened earlier in the year, the Sales Center continues to be a great place for realtors and their clients to get further acquainted



Ron Robinette, Alicia Kemmerly, Brian Peschel, Lori Carroll, Scott Lundberg & Chris Kemmerly.

with the national park-like property.

“Coming through the tunnel is a transformative experience for real estate agents, their clients, really anyone who makes the drive,” Lundberg explained. “It really is a different world, and the views are incomparable.”



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