



A Local's Guide

Scottsdale, AZ

**Stephanie Troy | Scottsdale +
Paradise Valley Realtor® | SERHANT.**

hello!



Whether you're thinking about moving across the country or just across town, this guide will help you get to know the Scottsdale I actually live and love. The neighborhoods, restaurants, local favorites and little things that make this place feel like home.

I'm Stephanie Troy. I've lived in the Valley since 1999 and have been helping people buy and sell Arizona homes since 2006.

- Mom to one teenage daughter
- Usually at the gym before most people are awake
- Scottsdale and Paradise Valley REALTOR® with SERHANT.
- UMOM Community Ambassador
- Completely incapable of keeping my Scottsdale recommendations to myself.

I hope this guide helps you feel a little more at home here, whether you're just browsing, planning a move or already packing boxes.

A few things I love about it here...

OLD TOWN SCOTTSDALE MORNINGS

CAMELBACK MOUNTAIN VIEWS

PATIO SEASON

GREENBELT AND CANAL PATHS

STILL FEELS LIKE HOME



ONE OF MY FAVORITE THINGS: TRYING NEW SCOTTSDALE RESTAURANTS WITH MY DAUGHTER



What makes Scottsdale so special?

WHY PEOPLE LOVE IT

- Sunshine and outdoor living almost year-round
- Walkable dining, shopping, and galleries in Old Town
- Beautiful neighborhoods for every stage of life
- Public, charter, and private school options
- Easy access to Phoenix and Sky Harbor Airport
- More than 230 miles of desert trails
- World-class resorts, golf, dining, and wellness
- A polished city that still feels welcoming

DEMOGRAPHICS

- Approximately 268,280 residents
- Median age: 47.4

FUN FACTS

- Old Town has 90+ restaurants and 80+ galleries.
- Known as "The West's Most Western Town"
- One-third of Scottsdale is protected desert preserve.

Stephanie's Scottsdale Short List

COFFEE

- Fourtillfour
- Berdena's
- Cartel Coffee Lab
- Press Coffee

SUPPORT LOCAL

- The Merchantile of Scottsdale
- Sphinx Date Co.
- Native Art Market
- Bischoff's Gallery

BREAKFAST & LUNCH

- The Herb Box
- ChopShop
- Arcadia Farms Cafe
- The Montauk

THINGS TO DO

- McDowell Sonoran Preserve
- Pinnacle Peak Park
- Taliesin West
- Western Spirit: Scottsdale's Museum of the West

DINNER

- AZ88
- Citizen Public House
- Cafe Monarch
- Ocean 44

SWEET TREATS

- Sugar Bowl
- Gelato Cimmino
- Ruze Cake House
- Chin Up Donuts

If you're looking for something *specific...*

From walkable Old Town to private desert estates, Scottsdale has a neighborhood for almost every lifestyle.

ESTABLISHED

McCormick Ranch
Scottsdale Ranch
Gainey Ranch

GUARD- GATED LUXURY

Silverleaf
Desert Mountain
Whisper Rock

NEW CONSTRUCTION

Sereno Canyon
Storyrock
Toll Brothers at High Point

QUICK ACCESS TO NATURE

McDowell Mountain Ranch
Troon North
DC Ranch

WALKABLE TO SHOPS + DINING

Old Town Scottsdale
Scottsdale Waterfront
Kierland and Scottsdale Quarter

LARGE LOTS + PRIVACY

Cactus Corridor
Paradise Valley Farms
Pinnacle Peak

Old Town + Central Scottsdale



Old Town Scottsdale Known for: **Walkability + Energy**

Restaurants, galleries, nightlife and the Scottsdale Waterfront.

Condos, townhomes, and established single-family neighborhoods.



McCormick Ranch Known for: **Greenbelt + Location**

Mature landscaping, lakes and miles of walking paths.

Central to Old Town, Paradise Valley, and North Scottsdale.



Gainey Ranch Known for: **Polished + Convenient**

Guard-gated communities, golf and resort-style surroundings.

Minutes from upscale shopping, dining, and Paradise Valley.

Desert + Community Living



Scottsdale Ranch Known for: Lakes + Established Living

Waterfront homes, mature neighborhoods and community amenities.

Close to parks, the Greenbelt and central Scottsdale.



DC Ranch Known for: Community + Desert Living

Trails, community centers and neighborhood events.

Walkable pockets near Market Street's shops and restaurants.



Troon North Known for: Mountain Views + Golf

A quieter North Scottsdale lifestyle surrounded by desert.

Golf communities, lock-and-leave homes and custom estates.

Luxury, Space + New Construction



Silverleaf Known for: Privacy + Ultra-Luxury

Guard-gated living within DC Ranch community.

Custom estates, mountain views and exceptional amenities.



Cactus Corridor Known for: Acreage + Flexibility

Larger homesites, custom homes and equestrian properties.

More space while remaining close to central Scottsdale.



Sereno Canyon Known for: New Construction + Views

Luxury new homes and resort-style amenities.

Mountain and desert views in North Scottsdale.

Schools & Education in Scottsdale

Scottsdale addresses may be served by different school districts depending on the property's exact location. Buyers should always verify current boundaries and enrollment directly with the appropriate district.

PUBLIC SCHOOL DISTRICTS

- Scottsdale Unified School District
- Paradise Valley Unified School District
- Cave Creek Unified School District

CHARTER + PRIVATE OPTIONS

- BASIS Scottsdale
- Scottsdale Preparatory Academy
- Notre Dame Preparatory
- Rancho Solano Preparatory School

HELPFUL RESEARCH TOOLS

- Arizona Department of Education
- School Report Cards
- Scottsdale Unified School Locator
- Paradise Valley Unified
- Boundary Map
- Cave Creek Unified Boundary Information

Planning Your Move

Whether you're moving across Scottsdale or across the country, I'll help you understand the market, narrow down the right neighborhoods and manage every step from our first conversation through closing day.



The Buying Process

- 01 **START WITH A STRATEGY CALL:**
We'll discuss your timeline, budget, and lifestyle and what you want your next home to feel like.
- 02 **GET FINANCIALLY PREPARED:**
If you're financing, I'll connect you with a trusted lender so you understand your buying power before we begin touring.
- 03 **EXPLORE HOMES + NEIGHBORHOODS:**
We'll compare locations, amenities and homes that fit your priorities. Not local yet? I can tour properties with you virtually.
- 04 **WRITE + NEGOTIATE YOUR OFFER:**
Once we find the right home, I'll structure your offer, negotiate the terms and guide you through inspections, appraisal and financing.
- 05 **CLOSE AND MAKE SCOTTSDALE HOME:**
I'll coordinate the details through closing and connect you with local resources to make your move and transition easier.



I'm your boots on the ground

Whether you're moving across Scottsdale or across the country, I'll help you understand the neighborhoods, find the right home and feel confident about every decision along the way.

I have been helping people buy and sell homes in Arizona since 2006. If you're not local yet, I can preview homes, provide virtual tours and give you the honest details you can't always see online.

You'll also have access to my network of trusted local lenders, inspectors, movers and home-service professionals. From our first conversation through closing day, you'll have someone here looking out for you.

Let's talk about your move to Scottsdale.

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20 YEARS

Helping Arizona buyers and sellers since 2006

HUNDREDS

Of successful home sales throughout the Valley

\$300 PER CLOSING

Donated to UMOM New Day Centers